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Submission of the  
Treasurer of Ontario  
to the  
Lieutenant Governor in Council

# Parkway Belt West

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October 1977





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Toronto, Ontario  
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October 3, 1977

To Her Honour the Lieutenant Governor in Council

I submit this document under section 6(8) of The Ontario Planning and Development Act, 1973. The document includes the proposed development plan as modified, entitled "Recommended Parkway Belt West Development Plan", October, 1977 and recommended by me for approval. The document also contains my comments on the Hearing Officers' Report of February, 1977 which do not constitute part of the Recommended Parkway Belt West Development Plan.

I have forwarded to you separately the Parkway Belt West Draft Plan, January 1976 and the Report of the Hearing Officers, February, 1977.

Yours sincerely,

A handwritten signature in black ink, appearing to read "W. Darcy McKeough", with a long horizontal flourish extending to the right.

W. Darcy McKeough,  
Treasurer of Ontario

Her Honour the Lieutenant Governor in Council,  
Legislative Building,  
Queen's Park,  
Toronto, Ontario.







Ontario

Ministry of Treasury,  
Economics and  
Intergovernmental Affairs

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The Honourable W. Darcy McKeough, minister

# **Recommended Parkway Belt West Development Plan**

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October 1977





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# 1. INTRODUCTION

## 1.1 Definitions:

Plan	- The Parkway Belt West Development Plan.
Minister	- The Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs.
Ministry	- Any ministry or secretariat of the Government of Ontario and includes a board, commission, agency, authority or corporation of the Government.
Goal	- The ideal or end to which a planned course of action is directed. It is a value to be sought after rather than a set of attainable conditions.
Objective	- The end of action or situation to be reached. It is capable of attainment or measurement.
Acquisition	- The purchase by negotiation or expropriation of land or a limited interest therein.
Low-density Use	- A use of land that has only a small part of the site covered by structures or equipment of limited height and low mass appearance.
Low-intensity-Use	- A use of land that has an average low level of activity e.g., small number of employees, few visitors per acre, low traffic generation.
Public-Undertaking	- A publicly-owned and financed project for public use or enjoyment.
Right-of-way	- A strip of land on, over or under which a highway, railway, electric transmission line or other facility is located.

## 1.2 Authority

The Parkway Belt West Development Plan is prepared under the provisions of The Parkway Belt Planning and Development Act, 1973.

The area for which the Plan is prepared is included in the Parkway Belt Planning Area established by Ontario Regulation 472/73 as amended by Ontario Regulations 744/73 and 399/75.

## 1.3 The Plan

The Parkway Belt West Development Plan comprises Parts 1 to 6 of the text and Maps 1, 2.1 to 2.5, 3.1 to 3.6, 4.1 to 4.6, 5.1 to 5.7, 6.1 to 6.4, 7.1 to 7.4, 8.1 and 8.2 all inclusive.

1.3.1 The text of the Plan is divided into the following Parts:

Part 1 is the introduction.

Part 2 contains four goals applicable to the Plan.

Part 3 contains thirteen objectives related to the four goals.

Part 4 contains provisions for Plan interpretation.

Part 5 contains implementing actions applicable to the Plan. This Part is divided into 5 Sections.

Section 5.1 contains provisions for provincial and municipal control actions.

Section 5.2 contains provisions for fiscal and administrative programs.

Section 5.3 sets out the two land use categories, the Public Use Area and the Complementary Use Area, into which the Plan is divided.

Section 5.4 sets out implementation provisions for the Public Use Area.

Section 5.5 sets out implementation provisions for the Complementary Use Area.



Part 6 contains particular provisions for each of the seven links into which the Plan is divided.

1.3.2 The Maps of the Plan are as follows:

- (a) Map 1 illustrates the Parkway Belt West Planning Area, the area covered by the Plan and the location of the seven links, and also serves as a key map to the Maps listed below.

The Parkway Belt West Planning Area is generally shown on Map 1. The precise Planning Area boundaries are described in Ontario Regulations 472/73, 744/73 and 399/75.

The area covered by the Plan is generally shown on Map 1. The precise location of this area is shown on the Maps listed below.

- (b) Maps 2.1 to 2.5 of the Escarpment Link, 3.1 to 3.6 of the Southern Link, 4.1 to 4.6 of the Northern Link (Milton to Woodbridge), 5.1 to 5.7 of the Northern Link (Woodbridge to Markham), 6.1 to 6.4 of the Burlington-Oakville Mini-belt Link, 7.1 to 7.4 of the Oakville-Mississauga Mini-belt Link, 8.1 and 8.2 of the Airport Mini-belt Link show in detail the area covered by the Plan divided into two land use categories, the Public Use Area and the Complementary Use Area, and the components of these two land use categories.

In cases of discrepancy between Map 1 and Maps listed in Paragraph 1.3.2 (b) the information shown on the latter Maps shall prevail.

## 2. GOALS

The Parkway Belt is a major element of the Provincial design for development program contained in Design for Development: The Toronto-Centred Region (May, 1970).

The Parkway Belt as a whole has four major goals:

### 2.1 Identification of Urban Areas

Separate and define the boundaries of urban areas, thus helping to provide the residents with a sense of community identification.

### 2.2 Integration of the System of Urban Areas

Link urban areas with each other and with areas outside the region by providing space for the movement of people, goods, energy and information without disrupting community integrity and function.

### 2.3 Land Reserve for Future Flexibility

Provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessibility and substantial land area.

### 2.4 Linked Open Space Framework

Provide a system of open space and recreational facilities linked with each other, with nearby communities and with other regional recreational areas.

### 3. OBJECTIVES

The following objectives are based on the four goals set out in Part 2. Each of the objectives is not necessarily related only to a single goal.

Because the Parkway Belt is multi-purpose in nature, all the objectives are not necessarily applicable in all areas covered by the Plan.

Part 6 establishes the specific objectives for each individual link.

#### OBJECTIVES RELATED PRIMARILY TO THE GOAL OF IDENTIFICATION OF URBAN AREAS.

- 3.1 Define urban areas by means of clear limits to urban physical development.
- 3.2 Separate urban areas by providing a break in the pattern of continuous urban land use and by minimizing the number of traffic routes connecting urban areas across the Parkway Belt.
- 3.3 Include in the Parkway Belt such natural features as ravines and river valleys which provide physical, identifiable boundaries.
- 3.4 Include in the Parkway Belt such linear facilities as major transportation, communication and utility facilities which provide physical, identifiable boundaries.
- 3.5 Locate the major transportation, communication and utility rights-of-way so that they do not cut through urban areas.

#### OBJECTIVES RELATED PRIMARILY TO THE GOAL OF INTEGRATION OF THE SYSTEM OF URBAN AREAS.

- 3.6 Place in one corridor as many as possible of the major transportation, communication and utility facilities that link the system of urban areas to each other and connect them to areas beyond.

#### OBJECTIVES RELATED PRIMARILY TO THE GOAL OF LAND RESERVE FOR FUTURE FLEXIBILITY

- 3.7 Provide land reserves to accommodate future linear facilities whose nature, demand or land needs cannot be set out specifically at the date of approval of the Plan.



- 3.8 Provide a land reserve for unspecified linear facilities which may also accommodate conventional facilities that may be needed but are not presently set out in action programs.
- 3.9 Provide extensive blocks of land as a reserve for unforeseen, compatible public and private activities that require substantial land area and locations readily accessible to the system of urban areas.

OBJECTIVES RELATED PRIMARILY TO THE GOAL OF LINKED OPEN SPACE FRAMEWORK

- 3.10 Provide extensive areas of public and private open space and complementary uses in the Parkway Belt that, together with non-urban areas outside the Parkway Belt, will maintain a continuity of open space through the system of urban areas.
- 3.11 Set out major public and private open space that will provide opportunities for recreational activities that are accessible to the system of urban areas.
- 3.12 Link existing and proposed public open space and recreation areas into a network extending through the Parkway Belt and connecting to areas beyond.
- 3.13 Preserve prominent natural features such as river valleys and the Niagara Escarpment and protect other features such as wooded areas, watercourses and other points of interest.

## 4. PLAN INTERPRETATION

- 4.1 The boundaries of the area covered by the Plan are indicated on maps set out in Subsection 1.3.2 which also indicate the locations of the two land use categories, the Public Use Area and the Complementary Use Area, and the components of these two categories.
- 4.2 Where the boundaries of the land use categories as shown on the maps appear to coincide with such facilities as roads, railways and electric transmission lines, it is intended that the limits of the rights-of-way of such facilities be the land use boundaries. If such rights-of-way are located along the edges of the area covered by the Plan, it is intended that they be included in the Plan.
- 4.3 The linear facilities may require additional interchanges, crossings or associated facilities which are not shown on the maps. These may require more or less area than that designated on the maps, but the precise location and limits cannot be determined until detailed studies are undertaken in the future.
- 4.4 The Maps indicate in a number of instances the linear facilities and their accessory facilities such as interchanges in areas adjacent to the Plan. Although such areas are not part of the Plan, the general intention regarding land acquisition and public works is indicated.
- 4.5 The terms "Urban Area" and "Future Urban Area" that appear in the Plan are descriptive only, indicating the general nature of possible development adjacent to the area covered by the Plan. The terms are not intended to imply a Provincial planning objective to completely build up these areas. Neither term is intended to show present or future municipal boundaries.

## 5. IMPLEMENTATION

### 5.1 General

The achievement of the goals and objectives of the Plan will rely upon effective implementation by public agencies both at the Provincial and municipal levels and the private sector affected by the Plan. The Plan will be implemented through the acquisition of land designated for public uses, public undertakings and the control of land uses and other activities.

#### 5.1.1 Provincial Land Use Regulations

Provincial Land Use Regulations were enacted under the provisions of The Parkway Belt Planning and Development Act, 1973 in order to control uses within the Parkway Belt Planning Area during the process of plan preparation, approval and implementation.

#### 5.1.2 Amendment and Repeal of Provincial Land Use Regulations

The Provincial Land Use Regulations will be amended to reflect the provisions of the Plan.

Official plans and zoning by-laws that do not conform with the Plan shall be amended to implement the Plan.

The Provincial Land Use Regulations will be repealed in the areas where the existing zoning by-laws are in conformity with the Plan. In other areas zoning by-laws that do not conform with the Plan shall be amended to implement the Plan, and the Land Use Regulations will be repealed progressively in these areas as this is done.

#### 5.1.3 Municipal Actions

No municipality or local board shall carry out any undertaking that conflicts with the Plan, and no by-law shall be passed for any purpose that conflicts with the Plan.

The Minister may, upon requests from municipalities, declare by-laws, improvements, or undertakings to conform with the intent and purpose of the Plan.



Municipalities are not required to permit every land use that may be permitted under this Plan. By-laws implementing the Plan may be more restrictive than the provisions of the Plan, provided that they are consistent with its intent and purpose.

#### 5.1.4 Development Agreements

To achieve the provisions of the Plan, municipalities shall require where necessary, as a condition of development or redevelopment of lands or buildings, a development agreement under Section 35a of The Planning Act, R.S.O. 1970, c. 349.

In order to preserve and protect existing vegetation and physical features and to provide adequate landscaping, the agreement should include provisions regarding the following:

- (a) Grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures,
- (b) Walls, fences, hedgerows, trees, shrubs or other suitable ground cover,
- (c) Location of all buildings, structures and other facilities.

#### 5.1.5 Other Municipal Actions

Every effort should be made by municipalities and their local boards to attain the goals and objectives of the Plan.

This could involve the enactment of by-laws relating to billboards and signs; maintenance of properties; appropriateness of building designs and materials; preservation of buildings of architectural and historical significance; encouragement of responsible agricultural practices and any other matters required to attain the goals and objectives of the Plan.

#### 5.1.6 Land Severances

The creation of new lots within the area covered by the Plan shall be strictly limited. Official plans shall contain provisions relating to land

severances which shall attain the goals and objectives of the Plan and guide land division committees.

#### 5.1.7 Provincial Activities

Every Provincial agency shall be bound by the provisions of this Plan.

### 5.2 Fiscal Measures and Administrative Programs

#### 5.2.1 Provincial Programs

Provincial authorities may apply all fiscal measures and administrative programs that are or may become available and appropriate to facilitate and support the implementation of the Plan.

#### 5.2.2 Grants

The Minister may provide grants to municipalities to enable them to bring their official plans and zoning by-laws into conformity with the Plan. The Minister may also provide financial assistance to any person, organization or corporation undertaking any program that implements the Plan.

#### 5.2.3 Assessment

The Minister shall ensure that assessment levels are consistent with the provisions of this Plan.

### 5.3 Land Use Categories

The area covered by the Plan is divided into two land use categories, the Public Use Area and the Complementary Use Area.

### 5.4 Public Use Area

The Public Use Area comprises areas presently or to be predominantly used in the future for public uses.

The Public Use Area consists of areas designated on the maps of the Plan for Public Open Space and Buffer Area, Utility, Electric Power Facility, Road and Inter-urban Transit. The Province shall encourage inter-regional linear facilities to locate in these areas.

Part 6 establishes particular provisions for each specific link.

#### 5.4.1 Uses in Public Use Area

Subject to Subsection 5.4.2 the uses permitted in the Public Use Area are:

##### (a) Existing Uses

All legally existing uses of land, buildings and structures subject to the provisions of The Planning Act, R.S.O. 1970, c. 349 respecting legal nonconforming uses.

##### (b) Linear Facilities

Linear transportation, communication and utility facilities, including necessary accessory facilities and installations such as interchanges, transformer stations and treatment plants that are part of the linear distribution or collection networks.

##### (c) Public Open Space and Buffers

Public open space and buffers and uses incidental to them.

##### (d) Other Open Space Uses

Privately operated open space and recreation-oriented uses in certain portions of the areas

designated as Public Open Space and Buffer Area subject to the following conditions:

- (i) The uses are open to the general public.
- (ii) All natural features are preserved to the maximum possible degree.
- (iii) Buildings and structures have a very low lot coverage and are of limited height and low mass appearance.
- (iv) Buildings and structures are located in a manner that will secure an open space character of the area.
- (v) Landscaping and berms are provided where necessary to secure the objectives of the Plan.
- (vi) Any other conditions required to attain the provisions of the Plan are satisfied.

(e) Other Public Uses

Other public uses of land, buildings and structures are subject to the following conditions:

- (i) All natural features are preserved to the maximum possible degree.
- (ii) Buildings and structures have a very low lot coverage and are of limited height and low mass appearance.
- (iii) Buildings and structures are located in a manner that will secure an open space character of the area.
- (iv) Landscaping and berms are provided where necessary to secure the objectives of the Plan.
- (v) Any other conditions required to attain the provisions of the Plan are satisfied.

(f) Interim Uses

In order to facilitate the use of properties prior to public acquisition the uses set out in Paragraphs 5.5.1 (b), (c) and (d) of the Plan are permitted subject to the following conditions:



- (i) All natural features are protected to the maximum possible degree.
- (ii) Buildings and structures have a low lot coverage and are of limited height and low mass appearance.
- (iii) Buildings and structures are located in a manner that would secure an open space character of the area.
- (iv) Landscaping and berms are provided where necessary to secure the objectives of the Plan.
- (v) An agreement is reached between the owner and the Province, if required by the Province, setting out the compensation that will be payable for the interim use at the time of acquisition.
- (vi) Any other conditions required to secure the provisions of the Plan are satisfied.

(g) Additions to Uses, Buildings and Structures

In order to facilitate the use of the properties prior to public acquisition, additions to existing uses, buildings and structures and additions to interim uses, buildings and structures are permitted subject to the following conditions:

- (i) All natural features are preserved to the maximum possible degree.
- (ii) The existing open space character of the area is retained to the maximum possible degree.
- (iii) The resulting buildings and structures have a low lot coverage and are of limited height and low mass appearance.
- (iv) An agreement is reached between the owner and the Province, if required by the Province, setting out the compensation that will be payable at the time of acquisition for the additions.
- (v) Any other conditions required to secure the provisions of the Plan are satisfied.

(h) Change of Uses

Change of uses of land, buildings and structures is permitted subject to the following conditions:

- (i) New uses shall be equally or more compatible than existing uses with the provisions of the Plan.
- (ii) All natural features are preserved to the maximum possible degree.
- (iii) Any other conditions required to secure the provisions of the Plan are satisfied.

#### 5.4.2 Acquisition in Public Use Area

##### (a) Provincial Acquisition

Most of the lands in the Public Use Area will be acquired by the Province and other public authorities.

It is the intention of the Plan to minimize the dislocation of uses, buildings and structures within areas designated as Public Open Space and Buffer Area. Accordingly all legally existing uses, buildings and structures and interim uses set out in Paragraph 5.4.1 (f), together with a reasonable amount of land required in connection with such buildings and structures, can remain and parcels or portions thereof they occupy may not be acquired unless:

- (i) the owner requests that the property be acquired, or
- (ii) the detailed design of the Public Open Space and Buffer Areas indicates that the most appropriate use of the area cannot be accomplished without the acquisition of the property, or
- (iii) pressing public needs are identified in the future which make acquisition imperative.

##### (b) Phasing of Acquisition

Acquisition of lands by the Province will take place over a long period of time based upon Provincial financial programs and priorities. Acquisition schedules will be issued periodically.

##### (c) Advance Acquisition

Acquisition of lands in the Public Use Area may be considered by the Province if hardship is claimed by the owner.

##### (d) Acquisition by Other Persons

- (i) Other public authorities may acquire lands in the Public Use Area that are not required by the Province.

- (ii) Certain portions of lands designated as Public Open Space and Buffer Area may be acquired by other than public authorities for uses set out in Paragraph 5.4.1 (d).
- (iii) Certain portions of lands designated as Utility may be acquired by other than public authorities for uses set out in Paragraph 5.4.1 (b).

(e) Total and Partial Acquisition

Where different parts of a property are required for linear facilities and other public uses set out in the Plan, it is intended that all required parts of the property will be acquired at one time where appropriate.

(f) Easements

Although most lands in the Public Use Area will be acquired outright, easements may be acquired to achieve the purposes of the Plan.

(g) Lease Agreements

Where properties are acquired by the Province, the Province may agree with the former owner or any other person for the leasing of the lands pending the time when the land is required by the public for purposes of the Plan.

5.4.3 Public Works in Public Use Area

(a) Linear Facilities

- (i) Maps 2.1 to 2.5, 3.1 to 3.6, 4.1 to 4.6, 5.1 to 5.7, 6.1 to 6.4, 7.1 to 7.4, 8.1 and 8.2, all inclusive, indicate the locations of the rights-of-way for the linear facilities.
- (ii) These facilities will be constructed or reconstructed so as to minimize any detrimental effect on natural features.
- (iii) The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes



connecting Urban Areas across the Plan to those that will encourage and support the roles of those Urban Areas as defined in Design for Development: The Toronto-Centred Region (May 1970), and retain the open space character of the Plan.

- (iv) Landscaping and buffers will be provided where appropriate both along and between facility rights-of-way so as to achieve the provisions of the Plan.

(b) Public Open Space and Buffers

- (i) Provision of public open space will be carried out in accordance with the Plan.
- (ii) Maps 2.1 to 2.5, 3.1 to 3.6, 4.1 to 4.6, 5.1 to 5.7, 6.1 to 6.4, 7.1 to 7.4, 8.1 and 8.2, all inclusive, indicate the location of Public Open Space and Buffer Areas.
- (iii) A system of recreational trails will be developed in the Parkway Belt as part of a larger recreational trail system extending through Central Ontario. The trails will link the Urban Areas and provide trail access to other Provincial, regional and local outdoor recreational facilities.
- (iv) The recreational trails in Parkway Belt West will be established primarily on publicly owned lands utilizing natural features such as river valleys and man-made features such as utility rights-of-way. Where the trail system crosses or follows such facilities as highways or utility rights-of-way these facilities will be designed to adequately and safely provide access for the trails.

## 5.5 Complementary Use Area

The Complementary Use Area comprises areas that will be predominantly used for private uses that are compatible with and assist in the attainment of the provisions of the Plan. The Complementary Use Area consists of the General Complementary Use Area and the Special Complementary Use Area.

The provisions of Section 5.5 apply to all links.

Part 6 establishes particular provisions for each specific link.

### 5.5.1 Uses in General Complementary Use Area

Subject to Subsection 5.5.3 the uses permitted in the General Complementary Use Area are:

#### (a) Existing Uses

All legally existing uses of land, buildings and structures subject to the provisions of The Planning Act, R.S.O. 1970, c. 349 respecting legal nonconforming uses.

#### (b) Agricultural Uses

Low-density, low-intensity agricultural uses, including buildings and structures accessory to the farm operation provided that such uses comply with the Agricultural Code of Practice for Ontario. Such uses shall meet, to the maximum possible degree, the following conditions:

- (i) The proposed uses of land, buildings or structures secure the open space character of the area by low-density development.
- (ii) Major natural features such as streams, valleys, tree stands, hedgerows and orchards are preserved.
- (iii) The uses permitted enhance the open space character by landscaping, tree planting, berms and screening.
- (iv) The location and design of buildings and structures are such that the open space character of the area is secured.

(c) Institutional Uses

Low-density, low-intensity outdoor institutional uses and associated buildings and structures that shall meet to the maximum possible degree the conditions set out in Paragraph 5.5.1 (b).

(d) Recreational Uses

Low-density, low-intensity outdoor recreational uses and associated buildings and structures that shall meet to the maximum possible degree the conditions set out in Paragraph 5.5.1 (b).

(e) Public Uses

Public uses, such as roads, utilities, and their accessory facilities and other public uses of low-density, low-intensity character. Buildings and structures associated with those uses should meet to the maximum possible degree the conditions set out in Paragraph 5.5.1 (b).

(f) Single Family Residential Uses

A single family residence on each vacant lot provided that:

the lot existed legally on June 3, 1973

or

the lot was created after June 3, 1973 through public acquisition of part of a vacant lot in existence on that date

or

the lot was created after June 3, 1973 from a vacant lot in existence on that date and is substantially the same size as it was on that date

or

the lot was created after June 3, 1973 and the conditions in Paragraph 5.5.1 (g) are satisfied

and

the lot is on a highway as defined in The Municipal Act

and

the required approvals from public authorities are secured.

For the purposes of this section, where a group of contiguous lots are held under one ownership on June 3, 1973 the total area of these lots is considered to be one lot.

(g) Other Uses

Other uses of land, buildings or structures are permitted provided that the following conditions are met to the maximum possible degree:

- (i) The proposed uses of land, buildings or structures secure the open space character of the area by very low-density development.
- (ii) Major natural features such as streams, valleys, tree stands, hedgerows and orchards are preserved.
- (iii) The uses enhance the open space character by landscaping, tree planting, berms and screening.
- (iv) The location and design of buildings and structures are such that the open space character of the area is secured.
- (v) An agreement under Subsection 5.1.4 is entered into wherever necessary to achieve the above conditions.

(h) Existing Settlements - Infilling

This Plan will permit very limited additional development within existing hamlets, residential and industrial clusters and dense strip developments to secure to the maximum possible degree the following conditions:

- (i) Maintain and support the existing size and character of such areas.
- (ii) Protect tree-stands, hedgerows and prominent individual trees.
- (iii) Encourage appropriate building designs in harmony with the distinctive character of each of such areas.



- (iv) Encourage additions which will not create a need for additional public services.

(i) Additions to Uses, Buildings and Structures

Additions to uses, buildings and structures are permitted subject to the following conditions:

- (i) All natural features are preserved to the maximum possible degree.
- (ii) The existing open space character of the area is retained to the maximum possible degree.
- (iii) The resulting buildings and structures have a low lot coverage and are of limited height and low mass appearance.
- (iv) Any other conditions required to secure the provisions of the Plan are satisfied.

(j) Change of Uses

Change of uses of land, buildings and structures is permitted subject to the following conditions:

- (i) New uses should be equally or more compatible than existing uses with the provisions of this Plan.
- (ii) All natural features are preserved to the maximum possible degree.
- (iii) Any other conditions required to secure the provisions of this Plan are satisfied.

5.5.2 Uses in Special Complementary Use Area

Subject to Subsection 5.5.3 uses permitted in the Special Complementary Use Area are:

(a) Existing Uses

All legally existing uses of land, buildings and structures subject to the provisions of The Planning Act, R.S.O. 1970, c. 349 respecting legal nonconforming uses.

(b) Public Uses

Public uses such as roads and utilities and their accessory facilities.

(c) Additions to Uses, Buildings and Structures

Additions to uses, buildings and structures are permitted subject to the following conditions:

- (i) All natural features are preserved to the maximum possible degree.
- (ii) The existing open space character of the area is retained to the maximum possible degree.
- (iii) The resulting buildings and structures have a low lot coverage and are of limited height and low mass appearance.
- (iv) Any other conditions required to secure the provisions of the Plan are satisfied.

(d) Change of Uses

Change of uses of land, buildings and structures is permitted subject to the following conditions:

- (i) New uses should be equally or more compatible than existing uses with the provisions of this Plan.
- (ii) All natural features are preserved to the maximum possible degree.
- (iii) Any other conditions required to secure the provisions of this Plan are satisfied.

(e) Single Family Residential Uses

A single family residence on each vacant lot provided that the conditions set out in Paragraph 5.5.1 (f) are met.

(f) Other Uses

Other uses set out for the Special Complementary Use Area in Part 6.

5.5.3 Acquisition in Complementary Use Area

In the Complementary Use Area there may be areas of land acquired for public uses, for the changes resulting from the detailed design of the public uses shown in the Plan and for future compatible unforeseen activities.

5.5.4 Public Works in Complementary Use Area

(a) Linear Facilities

- (i) These facilities will be constructed or reconstructed so as to minimize any detrimental effect on natural features.
- (ii) The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the Plan to those that will encourage and support the roles of those Urban Areas as defined in Design for Development: The Toronto-Centred Region (May 1970), and retain the open space character of the Plan.
- (iii) Landscaping and buffers will be provided where appropriate both along and between facility rights-of-way so as to achieve the provisions of the Plan.

(b) Trails

The recreational trails in the area covered by the Plan will be located primarily on publicly owned lands. Suitable arrangements will be made with the owners to accommodate trails where they cross private property.

## 6. LINKS

### 6.1 GENERAL

Part 6 includes specific provisions for each of the seven links into which the Plan is divided.

Part 6 is divided into the following Sections:

Section 6.2 contains specific provisions for the Escarpment Link.

Section 6.3 contains specific provisions for the Southern Link.

Section 6.4 contains specific provisions for the Northern Link (Milton to Woodbridge).

Section 6.5 contains specific provisions for the Northern Link (Woodbridge to Markham).

Section 6.6 contains specific provisions for the Burlington-Oakville Mini-belt Link.

Section 6.7 contains specific provisions for the Oakville-Mississauga Mini-belt Link.

Section 6.8 contains specific provisions for the Airport Mini-belt Link.



## 6.2 ESCARPMENT LINK

### 6.2.1 Maps

This Subsection is composed of Maps 2.1, 2.2, 2.3, 2.4 and 2.5 of the Escarpment Link. These Maps are to be read together with the text.

### 6.2.2 Specific Objectives

All objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the northern and western limits of the Burlington Urban Area.
- (b) Define the northeastern limits of the Hamilton-Dundas Urban Area.
- (c) Define the southern limits of the Milton West Future Urban Area.
- (d) Define the southern limits of the built-up Area at Waterdown.
- (e) Separate by open space the Burlington Urban Area and the Milton West Future Urban Area.
- (f) Separate by open space the Burlington Urban Area and the built-up area at Waterdown.
- (g) Separate by open space the Burlington and Hamilton-Dundas Urban Area.
- (h) Separate by open space the Hamilton-Dundas Urban Area and the built-up area at Waterdown.
- (i) Include CP Rail and CNR lines, existing Ontario Hydro facilities and highways where possible.
- (j) Minimize the number of transportation routes crossing the Link.
- (k) Identify transportation, communication and utility corridors to Southwestern Ontario, Haldimand-Norfolk, the Niagara Peninsula and the lakeshore tier of urban areas.
- (l) Provide for Highway 403.
- (m) Provide for inter-urban transit to the activity centres

of the Burlington and Hamilton-Dundas Urban Areas and the Milton West Future Urban Area.

- (n) Provide for future utilities.
- (o) Provide for public open space at the Niagara Escarpment, Bronte Creek, Grindstone Creek and Hopkins Creek.
- (p) Provide for a continuity of open space between the Niagara Escarpment-Royal Botanical Gardens area and the Burlington-Oakville Mini-belt Link and Southern Link.
- (q) Provide for recreational trails and associated facilities from the Southern Link and Burlington-Oakville Mini-belt Link to the Niagara Escarpment and along the Niagara Escarpment, Grindstone Creek and Hopkins Creek.
- (r) Provide for scenic roads and associated facilities.
- (s) Preserve the following prominent natural features:
  - (i) Niagara Escarpment
  - (ii) Cootes Paradise
  - (iii) Hopkins Creek valley including Borer's Falls
  - (iv) Grindstone Creek valley
  - (v) Bronte Creek valley.
- (t) Protect tree stands that are either significant in their own right or serve as buffers.
- (u) Provide for the continued use of Hamilton Harbour waterlots as open water.

### 6.2.3 Implementing Actions

In cases of discrepancy between the following specific implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number and location of transportation routes ensuring that in the construction, expansion and reconstruction of any transportation, communication and utility facility the objective of preserving the Niagara Escarpment and other

objectives of the Plan are met to the maximum possible degree.

- (b) Acquire a right-of-way varying in width between approximately 400 feet and approximately 600 feet between Highway 5 and the Southern Link for the construction of Highway 403.
- (c) Acquire a right-of-way approximately 100 feet wide for inter-urban transit south of Highway 403 west of the Queen Elizabeth Way.
- (d) Acquire a right-of-way approximately 100 feet wide for inter-urban transit from the lot line between Lots 4 and 5, Concession 1, N.D.S., City of Burlington to the Southern Link.
- (e) Acquire a right-of-way approximately 100 feet wide for future utilities between the Southern Link and the Hamilton-Dundas Urban Area.
- (f) Require that official plans, development agreements, plans of subdivision, subdivision agreements and zoning and other by-laws be used to ensure that, in addition to the provisions of Subsection 5.1.4, all development and re-development in the Link must result in:
  - (i) minimum damage to treed areas, hedgerows and orchards
  - (ii) protection of slopes from major cuts and fills and erosion
  - (iii) protection of watercourses which drain the area and associated ravines
  - (iv) location and design of buildings and structures so as to attain the maximum visual and physical harmony with the natural characteristics of major creek and stream valleys
  - (v) location and design of buildings and structures so as to be visually compatible with the existing natural landscape, maintaining to the maximum possible degree an uninterrupted sight line between Highway 403 and the Niagara Escarpment
  - (vi) minimum provision of public water and sewage services
  - (vii) buildings and structures clustered where

appropriate so as to minimize their effect on the open space character of the area.

- (g) Support eventual recreational use of the landfill sites.
- (h) Seek the eventual rehabilitation of the clay pit located in Lot 1, Concession 2, City of Burlington (formerly Township of East Flamborough).
- (i) Study the possibility of a low-speed two-lane scenic road network and associated facilities which would mainly utilize existing roads but occasionally be supplemented with minor new construction to give access to various segments of the Link.
- (j) Acquire lands for the following Public Open Space Areas:
  - (i) Niagara Escarpment
  - (ii) Bronte Creek
  - (iii) Hopkins Creek
  - (iv) Grindstone Creek
- (k) Develop recreational trails and associated facilities in the following areas:
  - (i) Niagara Escarpment
  - (ii) Hopkins Creek between the Niagara Escarpment and Cootes Paradise
  - (iii) Grindstone Creek between the Niagara Escarpment and Hidden Valley Park and Royal Botanical Gardens
  - (iv) Niagara Escarpment to the Southern Link and the Burlington-Oakville Mini-belt Link.
- (l) Design, develop and ensure that the use of the Public Open Space Areas minimizes any detrimental effect on woodlots, hedgerows and the following prominent natural features:
  - (i) Niagara Escarpment
  - (ii) Cootes Paradise
  - (iii) Hopkins Creek valley including Borer's Falls

- (iv) Grindstone Creek valley
- (v) Bronte Creek valley.
- (m) Encourage the continued use of Hamilton Harbour waterlots as open water.
- (n) In the Special Complementary Use Area west of Highway 6 permit uses set out in Subsection 5.5.1.

The Plan recognizes the possibility of some further urban development occurring in this area. The Plan does not permit uses beyond those set out in Subsection 5.5.1 until a comprehensive official plan amendment has been prepared and approved in consultation with the Niagara Escarpment Commission, Hamilton Region Conservation Authority, Royal Botanical Gardens and appropriate Provincial Ministries. Such plan shall meet to the maximum possible degree the following conditions:

- (i) Ensure that development in the vicinity of Patterson Road, Valley Road and the northern limit of the Royal Botanical Gardens be minimized and designed so as to preserve the existing open space setting of the Niagara Escarpment, Hopkins Creek valley and Royal Botanical Gardens including Cootes Paradise.
- (ii) Protect major valleys from development and ensure free movement of wildlife through those valleys from the wildlife sanctuary of Cootes Paradise to the Niagara Escarpment and the rural areas beyond.
- (iii) Ensure that development to occur on tablelands adjacent to major valleys is designed and located in such manner as to physically and visually protect and enhance the valleys as important natural open space areas within the Plan.
- (iv) Protect wooded areas, hedgerows and prominent trees.
- (v) Minimize the number of road crossings of major valleys.
- (vi) Minimize run-off and siltation and other pollution of Cootes Paradise.
- (vii) Maintain and enhance the open space character of the area when viewed from Royal Botanical



Gardens trails, Cootes Paradise and Niagara Escarpment.

- (o) In the Special Complementary Use Area on both sides of Rock Chapel Road and Valley Road, permit agricultural, open space and recreational uses and only those associated buildings and structures that could not be reasonably located outside the Plan. Such uses shall meet to the maximum possible degree the following conditions:
  - (i) Protect the Niagara Escarpment face and strips of land on both sides by strongly discouraging construction of buildings and structures.
  - (ii) Protect treestands, hedgerows and prominent trees.
  - (iii) Maintain and enhance the existing open space character of the area.
  - (iv) Satisfy any other condition required to secure the provisions of the Plan.
- (p) In the Special Complementary Use Area west of Brant Street and south of Highway 5 permit uses set out in Subsection 5.5.1.

The Plan recognizes the possibility of some further urban development occurring in this area. The Plan does not permit uses beyond those set out in Subsection 5.5.1 until a comprehensive official plan amendment has been prepared and approved in consultation with the Niagara Escarpment Commission, Halton Region Conservation Authority and appropriate Provincial Ministries. Such plan shall meet to the maximum possible degree the following conditions:

- (i) Protect wooded areas, hedgerows and prominent trees.
- (ii) Develop and maintain an appearance of natural landscape for the area when viewed from points of observation outside the area towards the Niagara Escarpment.
- (iii) Protect the brow of the Niagara Escarpment by strongly discouraging construction of any buildings and structures adjacent to the brow.
- (iv) Satisfy any other condition required to secure the provisions of the Plan.

## 6.3 SOUTHERN LINK

### 6.3.1 Maps

This Subsection is composed of Maps 3.1, 3.2, 3.3, 3.4, 3.5 and 3.6 for the Southern Link. These Maps are to be read together with the text.

### 6.3.2 Specific Objectives

All the objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the northern limits of the Oakville Urban Area.
- (b) Define the northern limits of the Mississauga Urban Area.
- (c) Define the southern limits of the Milton West Future Urban Area.
- (d) Define the southern limits of the Milton East Future Urban Area.
- (e) Define the southern limits of the Mississauga Northwest Urban Area.
- (f) Separate by open space the Oakville Urban Area and the Milton West Future Urban Area.
- (g) Separate by open space the Oakville Urban Area and the Milton East Future Urban Area.
- (h) Separate by open space the Mississauga and Mississauga Northwest Urban Areas.
- (i) Include the existing Ontario Hydro facilities.
- (j) Minimize the number of transportation routes crossing the Link and connecting the Oakville Urban Area to the Milton West and Milton East Future Urban Areas and connecting the Mississauga Urban Area to the Mississauga Northwest Urban Area.
- (k) Identify transportation, communication and utility corridors to Metropolitan Toronto.
- (l) Provide for Highway 403.
- (m) Provide for a controlled-access arterial road.

- (n) Provide for the possible Dorval Way.
- (o) Provide for inter-urban transit to the activity centres of the Milton West Future Urban Area, Milton East Future Urban Area, Mississauga Northwest Urban Area and Mississauga Urban Area as well as to the Toronto International Airport.
- (p) Provide for future utilities.
- (q) Provide for public open space at Oakville Creek-East Oakville Creek, Credit River-Mullet Creek and Centennial Park-Etobicoke Creek.
- (r) Provide open space between urban areas so as to maintain the continuity of open space from the Escarpment Link to the rural area east of the Credit River.
- (s) Provide for recreational trails and associated facilities between the Escarpment Link and Centennial Park.
- (t) Preserve the following prominent natural features:
  - (i) Oakville Creek-East Oakville Creek valleys
  - (ii) Credit River-Mullet Creek valleys
  - (iii) Etobicoke Creek valley
- (u) Protect tree stands that are either significant in their own right or serve as buffers.

### 6.3.3 Implementing Actions

In cases of discrepancy between the following implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number and location of transportation routes crossing the Link to:
  - (i) existing facilities and their essential expansions and
  - (ii) essential new facilities located, to the maximum possible degree, in the Burlington-Oakville Mini-belt Link, the Oakville-Mississauga Mini-belt Link and that part of this Link east of the Airport Mini-belt Link.

- (b) Acquire a right-of-way approximately 400 feet wide between the Escarpment Link and Ninth Line for the construction of Highway 403.
- (c) Acquire a right-of-way approximately 500 feet wide between Ninth Line and Cawthra Road for the construction of Highway 403.
- (d) Acquire a right-of-way approximately 200 feet wide between Highway 403 and Dixie Road for the construction of a controlled-access arterial road.
- (e) Acquire a right-of-way approximately 200 feet wide between Dixie Road and Eglinton Avenue in Etobicoke for possible construction of a controlled-access arterial road.
- (f) Acquire a right-of-way approximately 300 feet wide for the possible construction of Dorval Way where it crosses the Link.
- (g) Acquire a right-of-way approximately 100 feet wide for inter-urban transit between the Escarpment Link and Highway 401-Renforth Drive.
- (h) Acquire a right-of-way approximately 100 feet wide for future utilities between the Escarpment Link and Renforth Drive.
- (i) Acquire lands for the following Public Open Space Areas:
  - (i) Oakville Creek-East Oakville Creek
  - (ii) Credit River-Mullet Creek
  - (iii) Etobicoke Creek-Centennial Park
- (j) Ensure a co-ordinated design of Highway 403, inter-urban transit and future utilities crossing the Credit River valley to preserve to the maximum possible degree the valley as a prominent natural feature.
- (k) Provide setback for all buildings or structures along the Credit River-Mullet Creek Public Open Space Area to ensure that development does not overpower the valleys when viewed from the valley floor and to prevent damage to the valley rims through construction close to the valley.
- (l) Develop recreational trails and associated facilities between the Escarpment Link and Centennial Park.

- (m) Design, develop and ensure that the use of the Public Open Space Areas minimizes any detrimental effect on woodlots, hedgerows and the following prominent natural features:
  - (i) Oakville Creek-East Oakville Creek valleys
  - (ii) Credit River-Mullet Creek valleys
  - (iii) Etobicoke Creek Valley
- (n) In the Special Complementary Use Area consisting of the Croatian Park located south of Eglinton Avenue at the Credit River, permit open space, outdoor recreational and outdoor institutional uses and associated buildings and structures. Such uses shall meet to the maximum possible degree the following conditions:
  - (i) All natural features are preserved.
  - (ii) Buildings and structures have very low lot coverage, very limited height and very low mass appearance.
  - (iii) Buildings and structures are located in a manner that secures the open space character of the area.
  - (iv) Landscaping and berms are provided to enhance the open space character of the area.
  - (v) Any other conditions required to secure the provisions of the Plan are satisfied.
- (o) In the Special Complementary Use Area located north of Burnhamthorpe Road and east of the Credit River, permit agricultural, open space and outdoor recreational uses and only essential associated buildings and structures. Such uses shall meet to the maximum possible degree the following conditions:
  - (i) Preserve and enhance the open space character of the area.
  - (ii) Protect trees and protect the slopes of the Credit River valley and a strip of tableland adjacent to the valley rim from cut and fill operations and from construction of buildings and structures.
  - (iii) Permit only buildings and structures of very low lot coverage, very limited height and very limited mass appearance.



- (iv) Satisfy other conditions required to secure the provisions of the Plan.
- (p) In the Special Complementary Use Area south of the Mullet Creek and west of the Credit River, permit open space, outdoor recreational and outdoor institutional uses with only such accessory buildings and structures that could not be reasonably located outside the area covered by the Plan. Such uses shall meet to the maximum possible degree, the conditions in Paragraph 6.3.3 (n).
- (q) In the Special Complementary Use Area extending west from the Etobicoke Creek permit open space and outdoor recreational uses with only those accessory buildings and structures that could not be reasonably located outside the area covered by the Plan. Such uses shall meet to the maximum possible degree the conditions in Paragraph 6.3.3 (n).
- (r) Provide an approximate 100-foot-wide buffer strip on the south side of Highway 403 between the Oakville-Mississauga Mini-belt Link and the Credit River-Mullet Creek Public Open Space Area.

## 6.4 NORTHERN LINK (MILTON TO WOODBRIDGE)

### 3.4.1 Maps

This Subsection is composed of Maps 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6 for the Northern Link (Milton to Woodbridge). These Maps are to be read together with the text.

### 6.4.2 Specific Objectives

All the objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the eastern limits of the built-up area at Milton.
- (b) Define the northern limits of the Milton East Future Urban Area.
- (c) Define the northern limits of the Mississauga North-west Urban Area.
- (d) Define the southern limits of the Brampton Urban Area.
- (e) Define the northern limits of the Mississauga Industrial Area.
- (f) Define the northern limits of the Metropolitan Toronto Urban Area.
- (g) Define the southern limits of the built-up area at Woodbridge.
- (h) Separate by open space the Brampton Urban Area and the Mississauga Industrial Area.
- (i) Separate by open space the Brampton and the Metropolitan Toronto Urban Areas.
- (j) Separate by open space the built-up area at Woodbridge and the Metropolitan Toronto Urban Area.
- (k) Include CP Rail and CNR lines and existing Highway 401 where possible.
- (l) Minimize the number of transportation routes crossing the Link.
- (m) Identify a transportation, communication and utility corridor to Western Ontario.

- (n) Provide for the possible extension of Dorval Way between the Burlington-Oakville Mini-belt Link and Highway 401.
- (o) Provide for future expansion of Highway 401.
- (p) Provide for the future extension of the Highway 403-Queen Elizabeth Way Link Highway between the Oakville-Mississauga Mini-belt Link and Highway 401.
- (q) Provide for Highway 407 and for Highways 410 and 427 where they cross the Link.
- (r) Provide for Ontario Hydro facilities including the following:
  - (i) Milton Station, a railway spur to the site and associated transmission facilities to the north of the station
  - (ii) transmission facilities from Milton Station to Claireville Station
  - (iii) transmission facilities from Milton Station to the Oakville-Mississauga Mini-belt Link.
  - (iv) Claireville Station, a railway spur to the site and associated transmission facilities.
  - (v) Bramalea Station, a railway spur to the site and associated transmission facilities.
- (s) Provide for future utilities.
- (t) Provide for public open space at the Credit River, Etobicoke Creek and West Humber River.
- (u) Provide open space between the Brampton Urban Area and the Metropolitan Toronto Urban Area/Mississauga Industrial Area so as to maintain the continuity of open space from the rural area west of Highway 410 to the rural area east of the Brampton Urban Area.
- (v) Provide for recreational trails and associated facilities between the Burlington-Oakville Mini-belt Link and Martin Grove Road.
- (w) Preserve the following prominent natural features:
  - (i) Credit River valley
  - (ii) Etobicoke Creek valley

(iii) West Humber River valley

- (x) Protect tree stands that are either significant in their own right or serve as buffers.

### 6.4.3 Implementing Actions

In cases of discrepancy between the following specific implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number and location of transportation routes crossing the Link to:
- (i) existing facilities and their essential expansions
  - (ii) Dorval Way, the Highway 403-Queen Elizabeth Way Link Extension, Highway 410 and Highway 427 and other essential new facilities consistent with the Plan.
- (b) Acquire a right-of-way approximately 300 feet wide for the possible construction of Dorval Way.
- (c) Acquire land for an expansion of the Highway 401 right-of-way by approximately 100 feet.
- (d) Acquire a right-of-way approximately 300 feet wide for the future construction of an extension of the Highway 403-Queen Elizabeth Way Link Highway.
- (e) Acquire a right-of-way approximately 300 feet wide between Highway 401 and Highway 410 for the construction of Highway 407.
- (f) Acquire a right-of-way approximately 500 feet wide between Highway 410 and Martin Grove Road for the construction of Highway 407.
- (g) Acquire the necessary right-of-way for Highway 410.
- (h) Acquire the necessary right-of-way for Highway 427.
- (i) Acquire lands for the construction of the Ontario Hydro Milton Station, including a railway spur to the site and associated transmission facilities to the north of the station.
- (j) Acquire lands for the construction of the Ontario Hydro Claireville Station including a railway spur to the site and associated transmission facilities.

- (k) Acquire lands for the construction of the Ontario Hydro Bramalea Station including a railway spur to the site and associated transmission facilities.
- (l) Acquire rights-of-way as follows for the construction of Ontario Hydro facilities:
  - (i) approximately 545 feet wide between Milton Station and Claireville Station, widening to approximately 800 feet where Toronto International Airport height constraints apply
  - (ii) approximately 545 feet wide between Milton Station and the Oakville-Mississauga Mini-belt Link.
- (m) Acquire a right-of-way approximately 100 feet wide for future utilities between Steeles Avenue at Highway 401 and Martin Grove Road.
- (n) In the Special Complementary Use Areas consisting of
  - Streetsville Glen Golf Course,
  - Brampton Golf Course and
  - Peel Village Golf Courseencourage the continuation of the existing uses and permit open space and recreational uses including associated buildings and structures. Such uses shall meet to the maximum possible degree the following conditions:
  - (i) All natural features are preserved.
  - (ii) Buildings and structures have very low lot coverage, limited height and low mass appearance.
  - (iii) Buildings and structures are located in a manner that would secure the open space character of the area.
  - (iv) Landscaping and berms are provided to enhance the open space character of the area.
  - (v) Any other conditions required to secure the provisions of the Plan are satisfied.
- (o) In the Special Complementary Use Areas at the Etobicoke Creek, permit open space and outdoor recreational



uses and only those associated buildings and structures that could not be reasonably located outside the area covered by the Plan. Such uses shall meet to the maximum possible degree the following conditions:

- (i) Protect visually and physically the Etobicoke Creek valley from construction of buildings and structures.
  - (ii) Protect treestands, hedgerows and prominent trees.
  - (iii) Maintain and enhance the existing open space character of the area.
  - (iv) Satisfy any other conditions required to secure the provisions of the Plan.
- (p) Acquire lands for the following Public Open Space Areas:
- (i) Credit River (Meadowvale)
  - (ii) Etobicoke Creek
  - (iii) West Humber River (Claireville)
- (q) Design, develop and ensure that the use of the Public Open Space Areas minimizes any detrimental effect on woodlots, hedgerows and the following prominent natural features:
- (i) Credit River valley
  - (ii) Etobicoke Creek valley
  - (iii) West Humber River valley.
- (r) Develop recreational trails and associated facilities between the Burlington-Oakville Mini-belt Link and Martin Grove Road.

## 6.5 NORTHERN LINK (WOODBRIIDGE TO MARKHAM)

### 6.5.1 Maps

This Subsection is composed of Maps 5.1, 5.2, 5.3, 5.4, 5.5, 5.6 and 5.7 for the Northern Link (Woodbridge to Markham). These Maps are to be read together with the text.

### 6.5.2 Specific Objectives

All objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the northern limits of the Metropolitan Toronto Urban Area.
- (b) Define the southern limits of the built-up area at Woodbridge.
- (c) Define the southern and western limits of the Richmond Hill Urban Area.
- (d) Define the southern limits of the built-up area at Unionville.
- (e) Define the southern limits of the built-up area at Markham.
- (f) Separate by open space the built-up area at Woodbridge and the Metropolitan Toronto Urban Area.
- (g) Separate by open space the Richmond Hill Urban Area and the Metropolitan Toronto Urban Area.
- (h) Separate by open space the built-up area at Unionville and the Metropolitan Toronto Urban Area.
- (i) Separate by open space the built-up area at Markham and the Metropolitan Toronto Urban Area.
- (j) Include the CNR line and Highway 7, where possible.
- (k) Minimize the number of transportation routes crossing the Link.
- (l) Provide for Highway 407.
- (m) Provide for Highway 404.

- (n) Provide for Ontario Hydro facilities including the following:
  - (i) transmission facilities from Claireville Station to Parkway Station
  - (ii) Parkway Station, a railway spur to the site and associated transmission facilities
  - (iii) transmission facilities from Parkway Station to Highway 48.
- (o) Provide for the York-Durham Servicing System.
- (p) Provide for future utilities.
- (q) Provide for public open space at the Humber River, Black Creek, Little Don River, German Mills Creek and the Rouge River.
- (r) Provide for the continuity of open space from:
  - (i) the rural area west of Woodbridge to the rural area east of it
  - (ii) the rural area west of Richmond Hill to the rural area east of it
  - (iii) the rural area west of Unionville to Highway 48.
- (s) Provide for recreational trails and associated facilities between Martin Grove Road and the Milne Conservation Area.
- (t) Preserve the following prominent natural features:
  - (i) Humber River valley
  - (ii) Don River valley
  - (iii) Little Don River valley
  - (iv) German Mills Creek valley
  - (v) Rouge River valley
- (u) Protect tree stands that are either significant in their own right or serve as buffers.

6.5.3 Implementing Actions

In cases of discrepancy between the following specific implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number of transportation routes crossing the Link to:
  - (i) existing facilities and their essential expansions
  - (ii) Highway 404
  - (iii) essential new facilities that are consistent with the Plan.
- (b) Acquire a right-of-way approximately 500 feet wide for the construction of Highway 407.
- (c) Acquire lands for Highway 404.
- (d) Acquire lands for the construction of the Ontario Hydro Parkway Station and associated transmission facilities including a railway spur to the site.
- (e) Acquire rights-of-way as follows for the construction of Ontario Hydro facilities:
  - (i) approximately 545 feet wide between Claireville Station and Parkway Station
  - (ii) approximately 660 feet wide between Parkway Station and Highway 48.
- (f) Acquire rights-of-way for the construction of the York-Durham Servicing System.
- (g) Acquire a right-of-way approximately 100 feet wide for future utilities between Martin Grove Road and Highway 48.
- (h) Acquire lands for the following Public Open Space Areas:
  - (i) Humber River
  - (ii) Black Creek
  - (iii) Little Don River
  - (iv) German Mills Creek

- (i) Design, develop and ensure that the use of the Public Open Space Area minimizes any detrimental effect on woodlots, hedgerows and the following prominent natural features:
  - (i) Humber River valley
  - (ii) Little Don River valley
  - (iii) German Mills Creek valley
- (j) Develop recreational trails and associated facilities between Martin Grove Road and the Milne Conservation Area.
- (k) In the Special Complementary Use Area consisting of
  - Riverside Golf Course
  - Uplands Golf Course
  - Thornhill Golf Course
  - Unionville Fairways Golf Course

encourage the continuation of the existing uses and permit open space and recreational uses including associated buildings and structures. Such uses shall meet to the maximum possible degree the following conditions:

- (i) All natural features are preserved.
- (ii) Buildings and structures have very low lot coverage, limited height and low mass appearance.
- (iii) Buildings and structures are located in a manner that would secure the open space character of the area.
- (iv) Landscaping and berms are provided to enhance the open space character of the area.
- (v) Any other conditions required to secure the provisions of the Plan are satisfied.



- (l) In the Special Complementary Use Area located in Lot 6, Concession II, Town of Vaughan, ensure the continuation of the existing use of "Sugar Bush". However, should the existing use be endangered or should the owner request, the Area will be acquired by the Province.
- (m) In the Special Complementary Use Area located in Lots 37 and 38, Concession I, Town of Vaughan, protect to the maximum possible degree trees and the Little Don River floodplain, valley slopes and valley rim from cut and fill operations and construction of buildings and structures.
- (n) In the Special Complementary Use Area located between the German Mills Creek Public Open Space Area and the proposed realignment of Leslie Street permit uses set out in Subsection 5.5.1.

The Plan recognizes the possibility of some urban development occurring in this area. The Plan does not permit uses beyond those set out in Subsection 5.5.1 until a comprehensive official plan amendment has been prepared and approved in consultation with appropriate Provincial Ministries.

Such plan shall meet to the maximum possible degree the following conditions:

- (i) Maintain and enhance the open space character of the area.
- (ii) Protect wooded areas, hedgerows and prominent trees.
- (iii) The pattern and nature of urban development should be such as to secure an overall open space appearance of the area.
- (iv) Locate such development so as to retain the open space character of the area along the proposed realignment of Leslie Street, along Fourteenth Avenue and along the German Mills Creek Public Open Space Area.
- (v) Provide extensive landscaping and berms in the areas set out in Clause (iv) above and also in other appropriate areas.
- (vi) Satisfy any other condition required to secure the provisions of the Plan.

## 6.6 BURLINGTON-OAKVILLE MINI-BELT LINK

### 6.6.1 Maps

This Subsection is composed of Maps 6.1, 6.2, 6.3 and 6.4 for the Burlington-Oakville Mini-belt Link. The Maps are to be read together with the text.

### 6.6.2 Specific Objectives

All the objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the eastern limits of the Burlington Urban Area.
- (b) Define the eastern and northern limits of the Milton West Future Urban Area.
- (c) Define the southern and eastern limits of the built-up area at Milton.
- (d) Define the western limits of the Oakville Urban Area.
- (e) Define the western limits of the Milton East Future Urban Area.
- (f) Separate by open space the Burlington and Oakville Urban Areas.
- (g) Separate by open space the Milton East and Milton West Future Urban Areas.
- (h) Separate by open space the Milton East Future Urban Area and the built-up area at Milton.
- (i) Separate by open space the Milton West Future Urban Area and the built-up area at Milton.
- (j) Include the existing Ontario Hydro facilities and Highway 25, where possible.
- (k) Minimize the number of transportation routes crossing the Link and connecting the Burlington Urban Area to the Oakville Urban Area, connecting the Milton West Future Urban Area to the Milton East Future Urban Area, and connecting the Milton West and the Milton East Future Urban Areas to the built-up area at Milton.
- (l) Provide for the possible Dorval Way between the Southern Link (Highway 403) and the Northern Link (Highway 401).

- (m) Encourage the use of land for agricultural purposes in areas of good soil quality and where agricultural operations will secure the provisions of the Plan.
- (n) Provide for public open space along Bronte Creek, Fourteen Mile Creek, Oakville Creek and East Oakville Creek.
- (o) Provide for the integrated planning and development of a public open space area comprising Bronte Creek Provincial Park, the Fourteen Mile Creek Conservation Area and the lands between.
- (p) Provide for the continuity of open space from the Lake Ontario shoreline through the Escarpment Link to the rural area west of Milton West, and from the Southern Link to the rural areas west and north of the built-up area at Milton.
- (q) Provide for recreational trails and associated facilities along Bronte Creek, Oakville Creek and East Oakville Creek.
- (r) Preserve the following prominent natural features:
  - (i) Bronte Creek valley
  - (ii) Fourteen Mile Creek valley
  - (iii) Oakville Creek valley
  - (iv) East Oakville Creek valley
- (s) Protect tree stands that are either significant in their own right or serve as buffers.

### 6.6.3 Implementing Actions

In cases of discrepancy between the following specific implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number of transportation routes crossing the Link to:
  - (i) existing facilities and their essential expansions
  - (ii) Highway 403, inter-urban transit facilities and other essential new facilities consistent with the Plan.

- (b) Acquire a right-of-way 300 feet wide between the Southern Link and the Northern Link for the possible construction of Dorval Way.
- (c) Encourage the continued operation of the existing parks and marina.
- (d) Acquire lands for the following Public Open Space Areas:
  - (i) Bronte Creek and tributary south of the Queen Elizabeth Way
  - (ii) Oakville Creek
  - (iii) East Oakville Creek
  - (iv) Fourteen Mile Creek and the area between it and Highway 25 north of the Queen Elizabeth Way
- (e) Design, develop and ensure that the use of the Public Open Space Areas minimizes any detrimental effect on woodlots, hedgerows and the following pertinent natural features:
  - (i) Bronte Creek valley
  - (ii) Oakville Creek valley
  - (iii) East Oakville Creek valley
  - (iv) Fourteen Mile Creek valley
- (f) Develop recreational trails and associated facilities in the following areas:
  - (i) Bronte Creek between Lake Ontario and the Southern Link
  - (ii) Oakville Creek between the Southern Link and the Niagara Escarpment Planning Area
  - (iii) East Oakville Creek from the Southern Link northwards.
- (g) Encourage a fisheries rehabilitation program for Bronte Creek including measures to maintain the present high water quality of the creek.
- (h) In the Special Complementary Use Area located in Lots 5 to 8 inclusive at the Oakville Creek, permit

agricultural and open space uses with only those associated buildings and structures that could not be reasonably located outside this area. Such uses shall meet to the maximum possible degree the following conditions:

- (i) All natural features are preserved.
  - (ii) Buildings and structures have very low lot coverage, very limited height and very low mass appearance.
  - (iii) Buildings and structures are located in a manner that would secure the open space character of the area.
  - (iv) Landscaping and berms are provided to enhance open space character of the area.
  - (v) Any other condition required to secure the provisions of the Plan is satisfied.
- (i) In the Special Complementary Use Area consisting of the Sikorski Park located at the Oakville Creek, permit agricultural, open space, outdoor recreational and outdoor institutional uses and associated buildings and structures. Such uses shall meet to the maximum possible degree the conditions in Paragraph 6.6.3(h).
  - (j) In the Special Complementary Use Areas located in Concessions I and II, S.D.S. permit agricultural and open space uses with only those buildings and structures that could not be reasonably located outside the area covered by the Plan. Such uses shall meet to the maximum possible degree the conditions in Paragraph 6.6.3 (h).
  - (k) In the Special Complementary Use Area located in Concession III, S.D.S., Town of Oakville, permit open space and outdoor recreational uses with only those associated buildings and structures that could not be reasonably located in the area outside the Plan. Such uses shall meet to the maximum possible degree the conditions in Paragraph 6.6.3(h).
  - (l) In the Special Complementary Use Area located in Concession IV, S.D.S., protect to the maximum possible degree trees and the Bronte Creek valley rim and slopes from cut and fill operations and construction of buildings and structures.



## 6.7 OAKVILLE-MISSISSAUGA MINI-BELT LINK

### 6.7.1 Map

This Subsection is composed of Maps 7.1, 7.2, 7.3 and 7.4 for the Oakville-Mississauga Mini-belt Link. These Maps are to be read together with the text.

### 6.7.2 Specific Objectives

All objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the eastern limits of the Oakville Urban Area.
- (b) Define the eastern limits of the Milton East Future Urban Area.
- (c) Define the western limits of the Mississauga Urban Area.
- (d) Define the western limits of the Mississauga Northwest Urban Area.
- (e) Separate by open space the Oakville and Mississauga Urban Areas.
- (f) Separate by open space the Milton East Future Urban Area and the Mississauga Northwest Urban Area.
- (g) Include the existing Ontario Hydro facilities, where possible.
- (h) Minimize the number of transportation routes crossing this Link and connecting the Oakville Urban Area to the Mississauga Urban Area and connecting the Milton East Future Urban Area to the Mississauga Northwest Urban Area.
- (i) Provide for the Highway 403-Queen Elizabeth Way Link Highway.
- (j) Provide for a possible extension of the Highway 403-Queen Elizabeth Way Link Highway between the Southern Link (Highway 403) and the Northern Link (Highway 401).
- (k) Provide for Ontario Hydro facilities including the following:

- (i) Trafalgar Station, a railway spur to the site and associated transmission facilities north of the station to the Northern Link and south of the station to the existing Ontario Hydro rights-of-way and Oakville Station
  - (ii) Oakville Station and possible future generating station facilities at Lake Ontario
  - (iii) transmission facilities between Oakville Station and the possible future generating station at Lake Ontario.
- (l) Provide for public open space along Joshua Creek and at the Lake Ontario shoreline.
  - (m) Provide for the continuity of open space from the Lake Ontario shoreline to the Northern Link and the rural area beyond.
  - (n) Provide for recreational trails and associated facilities along Joshua Creek and extending to the Northern Link.
  - (o) Preserve the following prominent natural features:
    - (i) Joshua Creek valley
    - (ii) forested areas of lots 6,7 and 8 in Concession I, S.D.S, and Lot 7 in Concession II, S.D.S.
  - (p) Protect tree stands that are either significant in their own right or serve as buffers.

### 6.7.3 Implementing Actions

In cases of discrepancy between the following specific implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number of transportation routes crossing the Link to:
  - (i) existing facilities and their essential expansions
  - (ii) Speers Road
  - (iii) Highway 403, inter-urban transit facilities and other essential new facilities consistent with the Plan.

- (b) Acquire a right-of-way approximately 300 feet wide between the Queen Elizabeth Way and the Southern Link (Highway 403) for the construction of the Highway 403-Queen Elizabeth Way Link Highway.
- (c) Acquire a right-of-way approximately 300 feet wide between the Southern Link (Highway 403) and the Northern Link (Highway 401) for the construction of the possible extension of the Highway 403-Queen Elizabeth Way Link Highway.
- (d) Acquire rights-of-way as follows for the construction of Ontario Hydro facilities:
  - (i) approximately 545 feet wide between the Northern Link and Trafalgar Station for a transmission line and railway spur
  - (ii) approximately 525 feet wide between the Southern Link and the existing east-west Ontario Hydro right-of-way in Concession I, S.D.S.
  - (iii) approximately 275 feet wide between the existing east-west right-of-way in Concession I, S.D.S. and Oakville Station
  - (iv) approximately 275 feet wide between Oakville Station and the possible future generating station at Lake Ontario.
- (e) Reserve the existing Ontario Hydro site and rights-of-way for future flexibility.
- (f) Acquire lands for the following Public Open Space Areas:
  - (i) Joshua Creek valley and adjacent wooded areas in Lots 6,7 and 8, Concession I, S.D.S. and Lots 6 and 7, Concession II, S.D.S.
  - (ii) Joshua Creek valley between Lake Ontario and the proposed Ford Drive extension.
- (g) Design, develop and ensure that the use of the Public Open Space Areas minimizes any detrimental effect on woodlots, hedgerows and the following prominent natural features:

- (i) Joshua Creek valley
  - (ii) forested areas of Lots 6, 7 and 8  
Concession I, S.D.S. and Lots 6 and 7, Concession II, S.D.S.
- (h) Develop recreational trails and associated facilities between Lake Ontario and the Northern Link, which as much as possible will follow Joshua Creek and link the Public Open Space Areas along the creek.
- (i) In the Special Complementary Use Area located in Concession I, N.D.S. and Concession I, S.D.S., permit agricultural, open space and outdoor recreational uses with only such associated buildings and structures that could not be reasonably located outside this area. Such uses shall meet to the maximum possible degree the following conditions:
- (i) Protect the Joshua Creek valley floor, slopes and rim from cut and fill operations and construction of buildings and structures.
  - (ii) Protect tree stands, hedgerows and prominent trees.
  - (iii) Ensure that development to occur on tablelands adjacent to the westerly Joshua Creek valley is designed and located in such a manner as to physically and visually protect and enhance the valley as an important natural open space area within the Plan.
  - (iv) Satisfy any other condition required to secure the provisions of the Plan.
- (j) In the Special Complementary Use Area located in Concession II, S.D.S. permit open space and outdoor recreational uses and limited parking facilities. Such uses shall meet to the maximum possible degree the following conditions:
- (i) Protect the Joshua Creek valley and the tree stand.
  - (ii) Provide landscaping and berms between the permitted uses and the Queen Elizabeth Way, Ford Drive and possible trails in the Joshua Creek valley.

- (iii) Retain and enhance the open space character of the area.
- (iv) Satisfy any other conditions required to secure the provisions of the Plan.

Notwithstanding the above, permit any other use directly associated with the uses of lands, buildings and structures immediately to the west and where such use cannot be reasonably accommodated on those lands. Such use of land, buildings and structures shall be designed in such a manner as to accomplish to the maximum possible degree the objectives of the Plan.

- (k) In the Special Complementary Use Area located in Concession III, S.D.S, permit uses set out in Subsection 5.5.1. The Plan recognizes the possibility of some urban development occurring in this area. The Plan does not permit uses beyond those set out in Subsection 5.5.1 until a comprehensive official plan amendment has been prepared and approved in consultation with appropriate Provincial Ministries.

Such plan shall meet to the maximum possible degree the following conditions:

- (i) Maintain and enhance the open space character of the area.
  - (ii) Protect wooded areas, hedgerows and prominent trees.
  - (iii) The pattern and nature of urban development should be such as to secure an overall open space appearance of the area.
  - (iv) Locate such development so as to retain the open space character of the area along Speers Road Extension, Royal Windsor Drive, Winston Churchill Blvd., Ford Drive and along the north side of the Joshua Creek valley.
  - (v) Provide extensive landscaping and berms in the areas set out in Clause (iv) above and also in other appropriate areas.
  - (vi) Satisfy any other condition required to secure the provisions of the Plan.
- (l) Provide an approximate 100-foot-wide buffer strip on the east side of the Highway 403 - Queen Elizabeth Way Link Highway and on the south side of the Queen Elizabeth Way east of Ford Drive.



## 6.8 AIRPORT MINI-BELT LINK

### 6.8.1 Maps

This Subsection is composed of Maps 8.1 and 8.2 for the Airport Mini-belt Link. These Maps are to be read together with the text.

### 6.8.2 Specific Objectives

All the objectives of Part 3 apply to this Link although they are achieved to varying degrees. The following specific objectives apply to this Link and are achieved to varying degrees.

- (a) Define the westerly limit of the Mississauga Industrial Area west of Toronto International Airport.
- (b) Minimize the number of transportation routes crossing this Link and connecting the rural area west of the Link to transportation facilities within the Link or to the Mississauga Industrial Area.
- (c) Provide for Highway 403.
- (d) Provide for Highway 410 and incorporate flexibility for additional transportation access to the west side of the airport.
- (e) Provide for Ontario Hydro transmission facilities.
- (f) Provide for future utilities.
- (g) Provide for public open space.
- (h) Provide for recreational trails and associated facilities between the Southern Link and the Northern Link.
- (i) Protect tree stands that are either significant in their own right or serve as buffers.

### 6.8.3 Implementing Actions

In cases of discrepancy between the following specific implementing actions for this Link and the provisions of Part 5, the following implementing actions will prevail.

- (a) Restrict the number of transportation routes crossing the Link to:
  - (i) existing facilities and their essential expansions






- (ii) essential new facilities consistent with the Plan.
- (b) Acquire a right-of-way approximately 500 feet wide between the Southern Link and Highway 401 for the construction of Highway 403.
- (c) Acquire a right-of-way between Highway 401 and the Northern Link (Highway 407) for the construction of Highway 410. The right-of-way varies in width over its length and provides a land reserve for construction of additional transportation access to the west side of the airport.
- (d) Acquire a right-of-way approximately 120 feet wide for the relocation and construction of the Ontario Hydro transmission facilities.
- (e) Acquire a right-of-way approximately 100 feet wide for future utilities between the Southern Link and the Northern Link.
- (f) Acquire lands for public open space and buffer areas.
- (g) Develop recreational trails and associated facilities between the Southern Link and the Northern Link.
- (h) Design, develop and ensure that the use of public open space areas minimizes any detrimental effect on woodlots and hedgerows.







# Legend

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

## Base Information

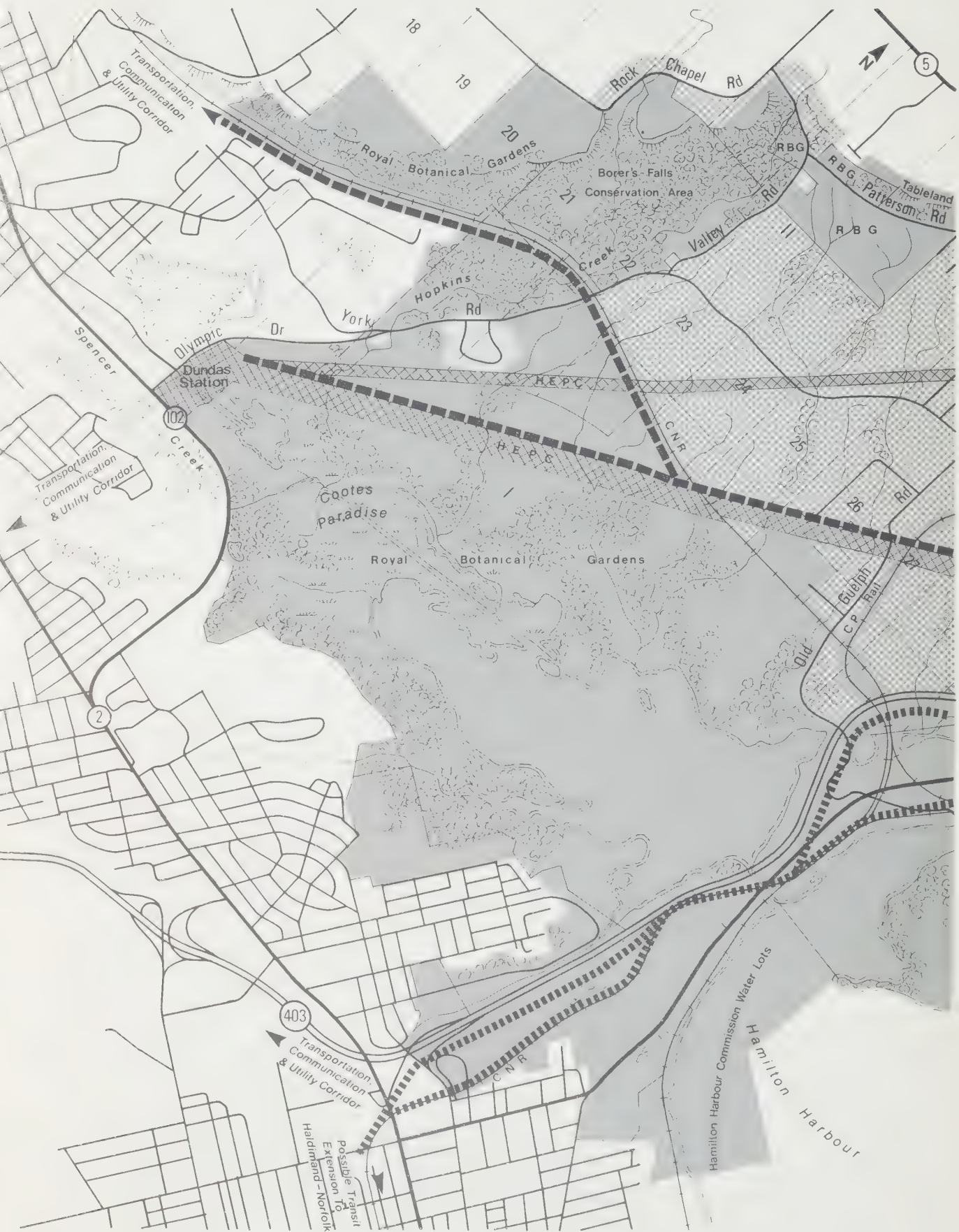
-  Road
-  Railway
-  Township Lot Line
-  Watercourse , Marsh
-  Wooded Area
-  Steep Slope

*This map constitutes part of the Plan  
and should be read together with the text.*

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# Legend







## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

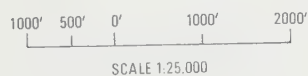
-  General Complementary Use Area
-  Special Complementary Use Area

## Base Information

-  Road
-  Railway
-  Township Lot Line
-  Watercourse , Marsh
-  Wooded Area
-  Steep Slope

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



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



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





## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

## Base Information

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# Legend

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## Complementary Use Area

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## Complementary Use Area

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## Base Information

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## Complementary Use Area

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-  Special Complementary Use Area

## Base Information

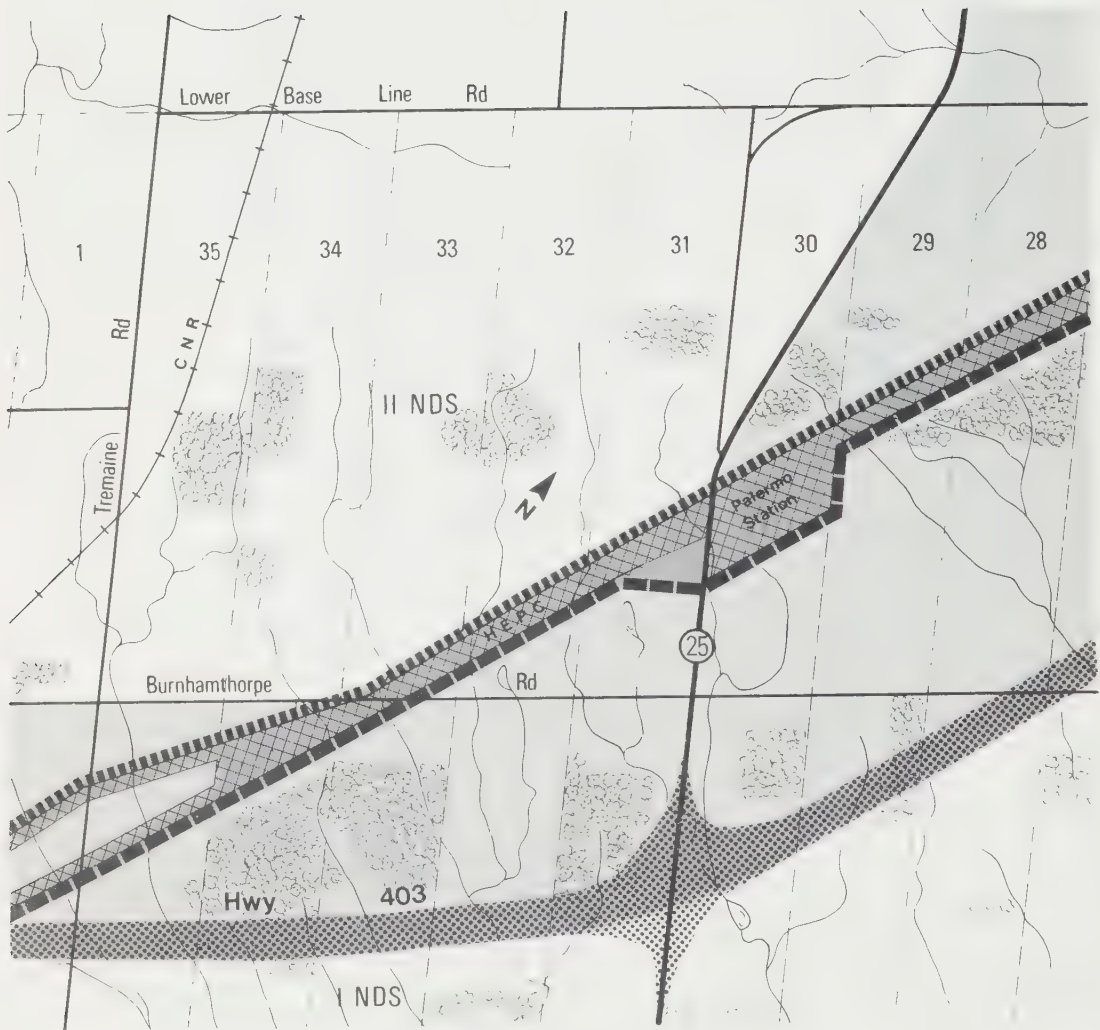
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



## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

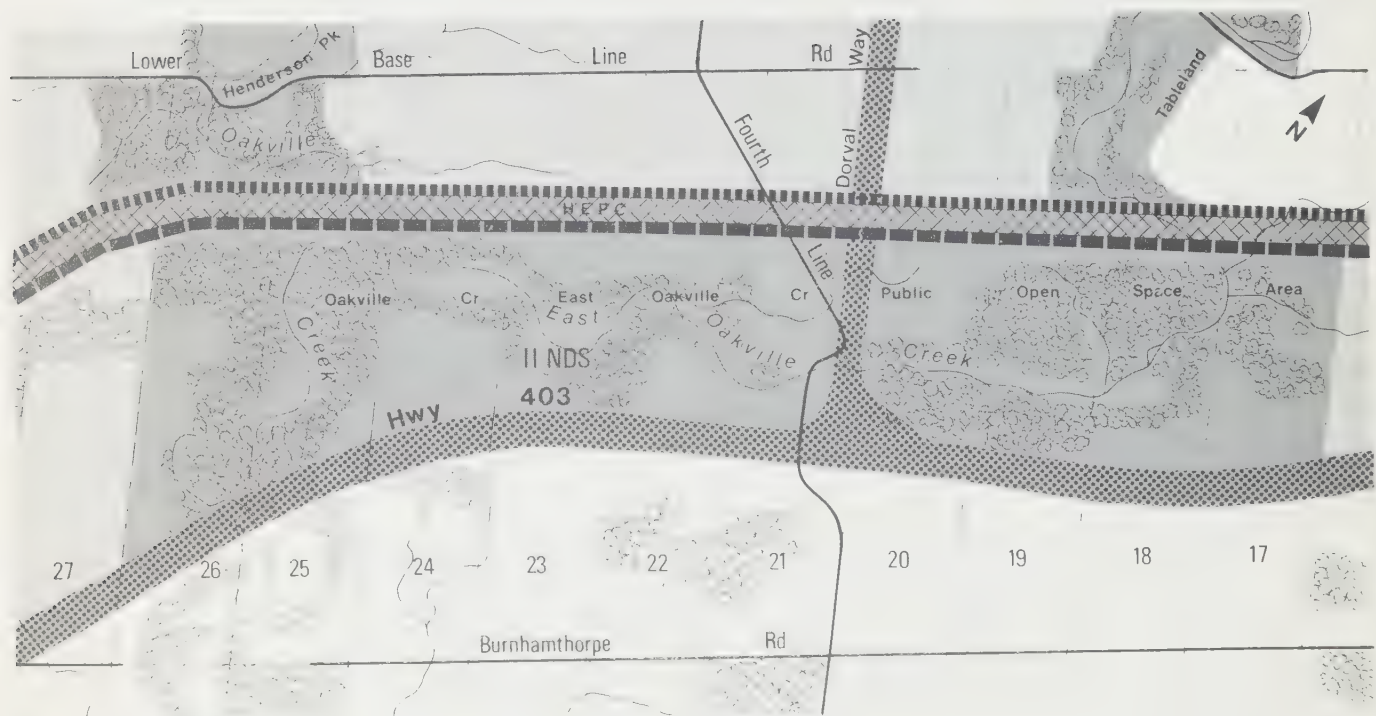
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



# Legend

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

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-  Special Complementary Use Area

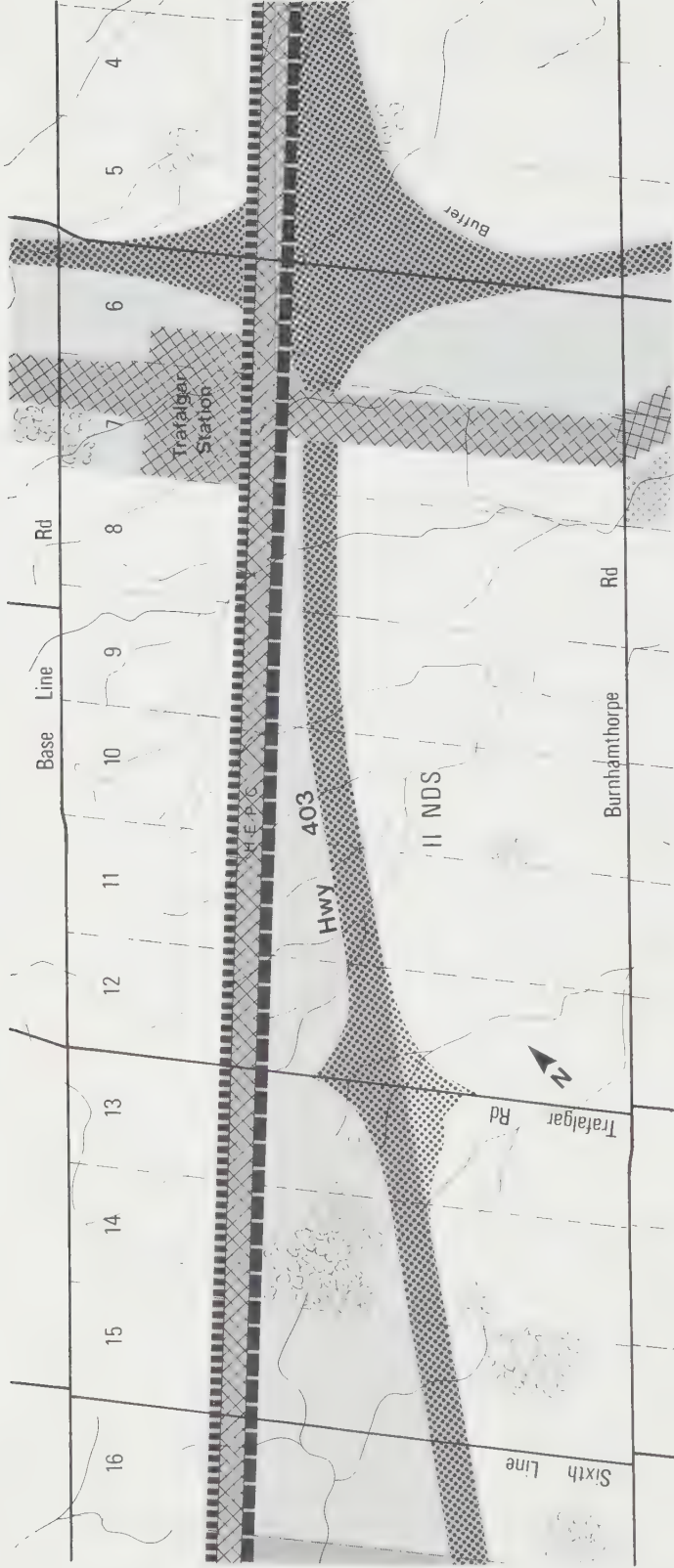
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



# Legend

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

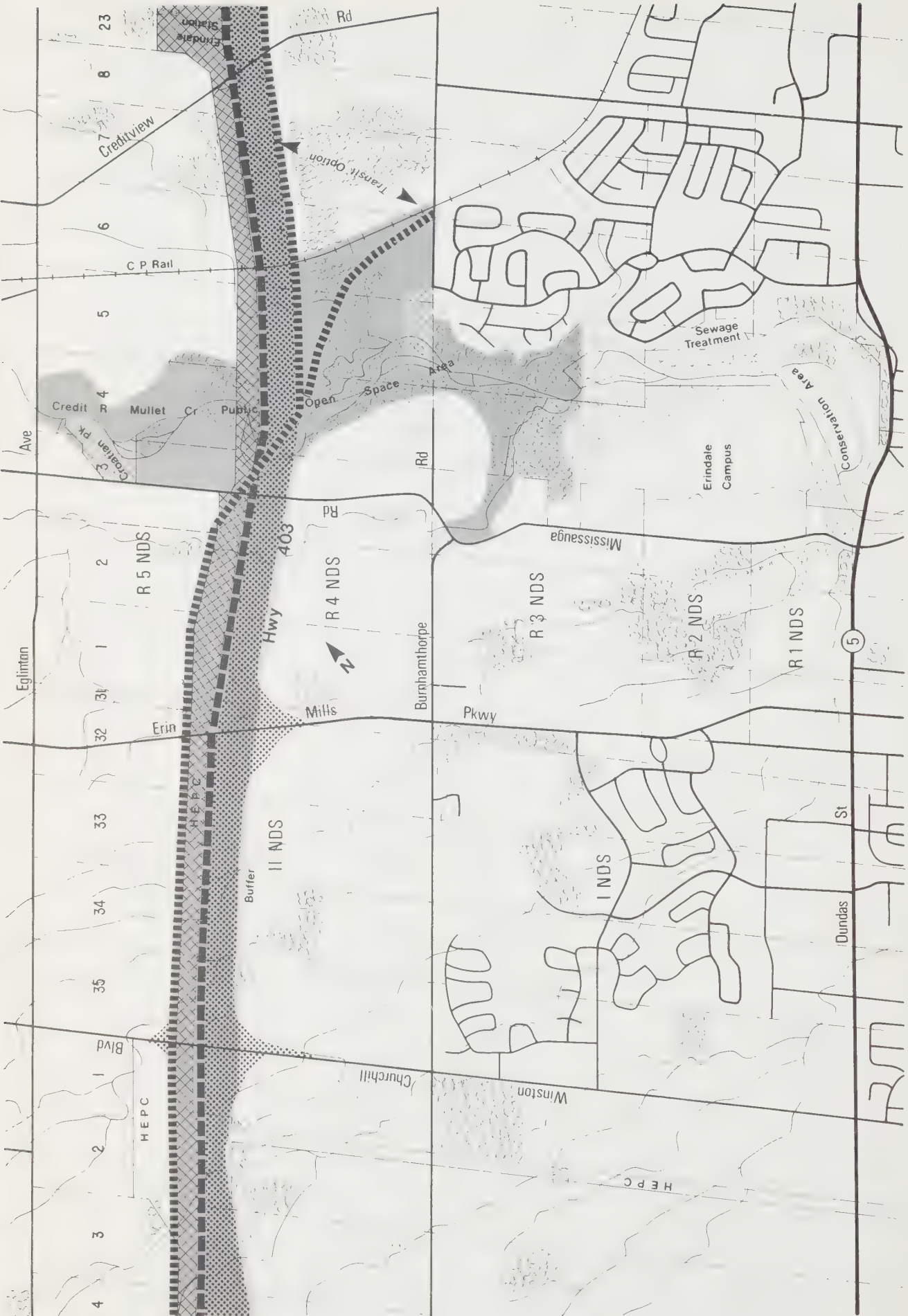
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-  Steep Slope

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# Legend

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

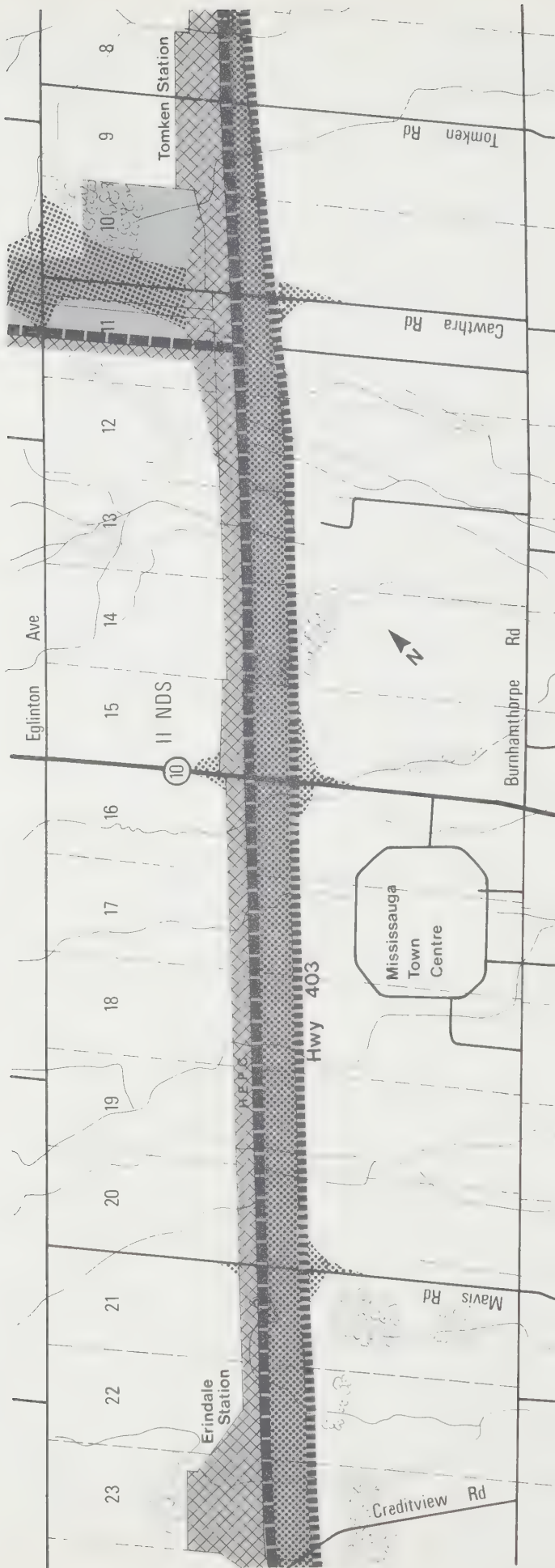
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# Legend







## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

## Base Information

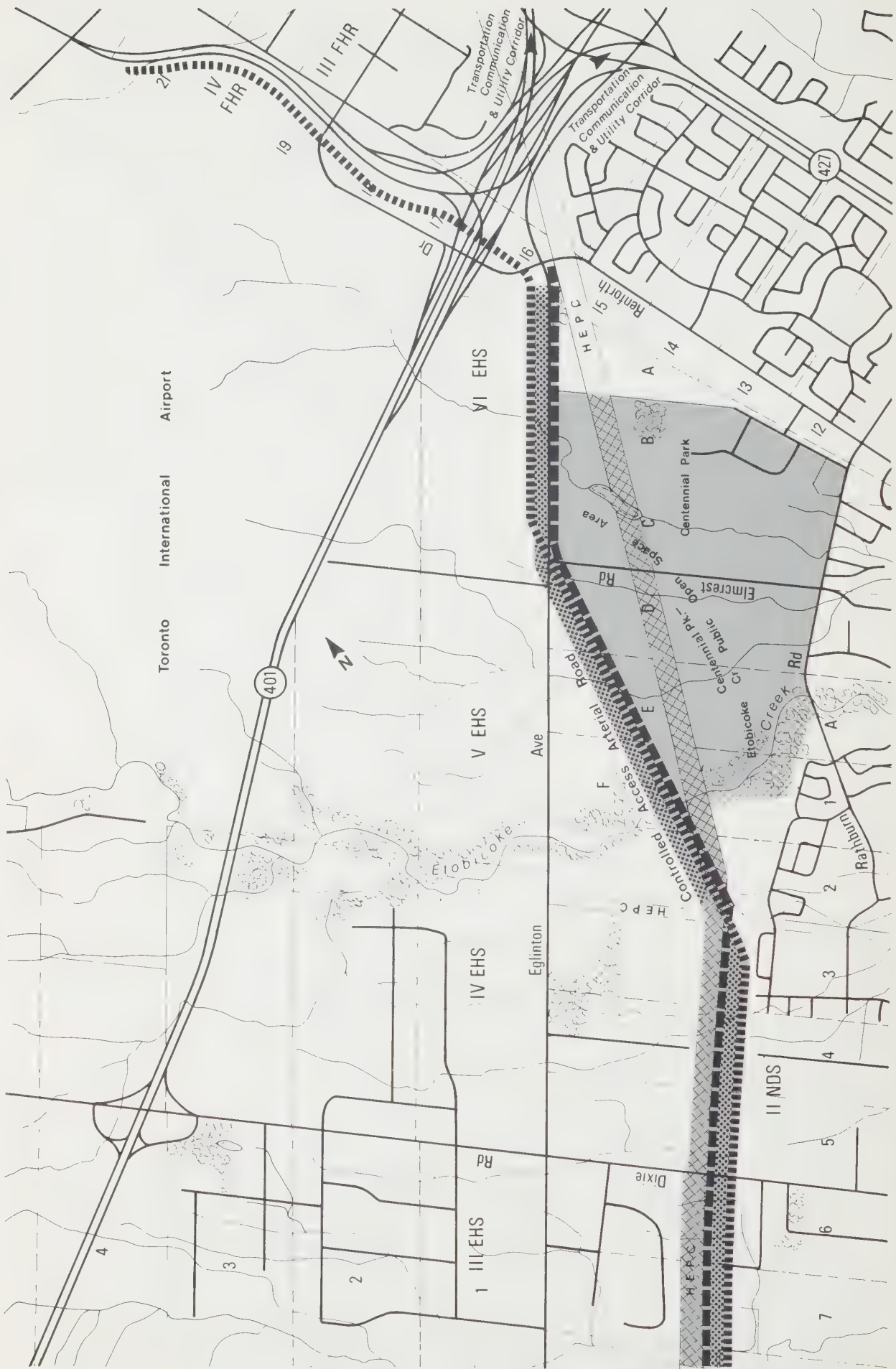
-  Road
-  Railway
-  Township Lot Line
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# Legend







## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

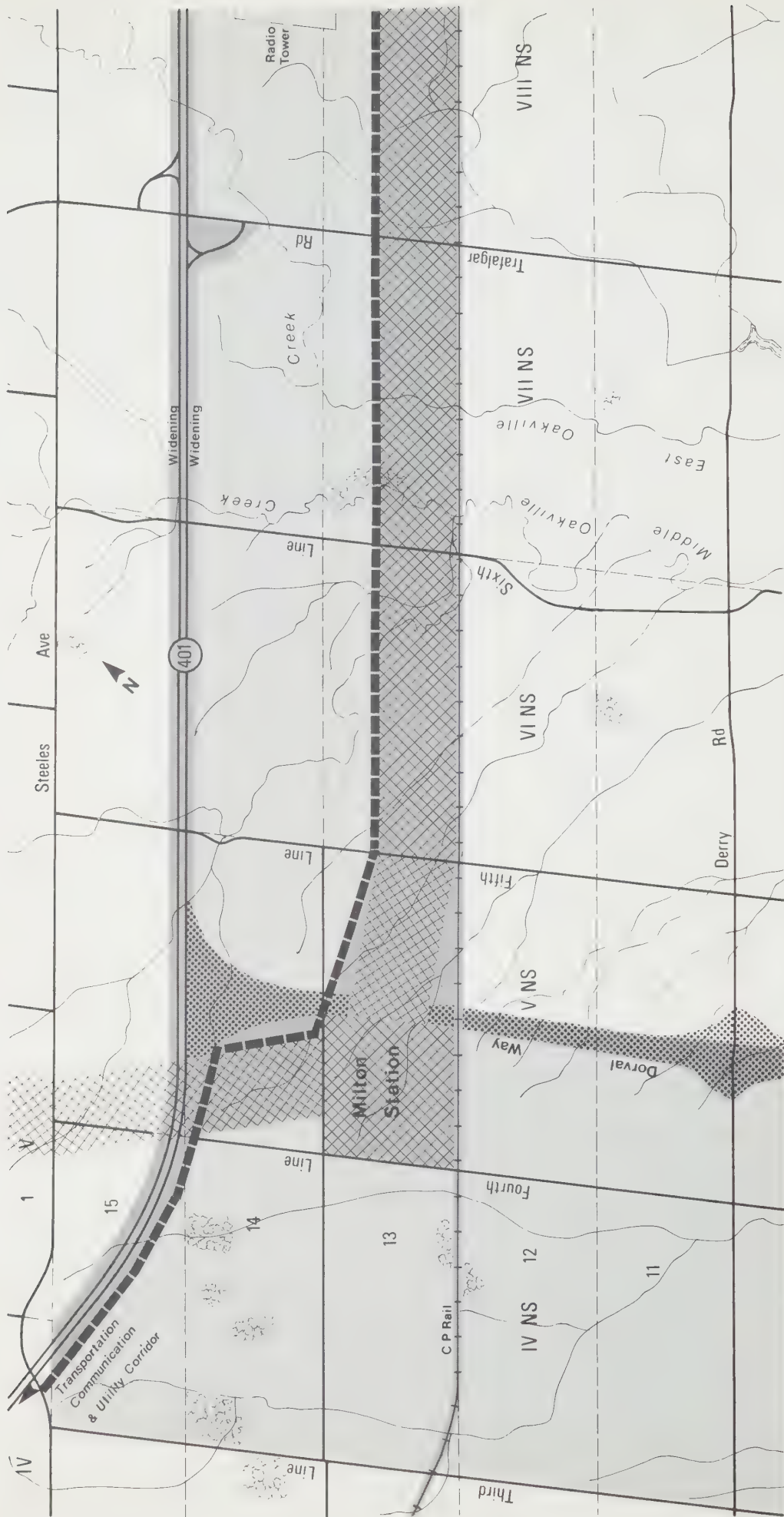
## Base Information

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


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





## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

## Base Information

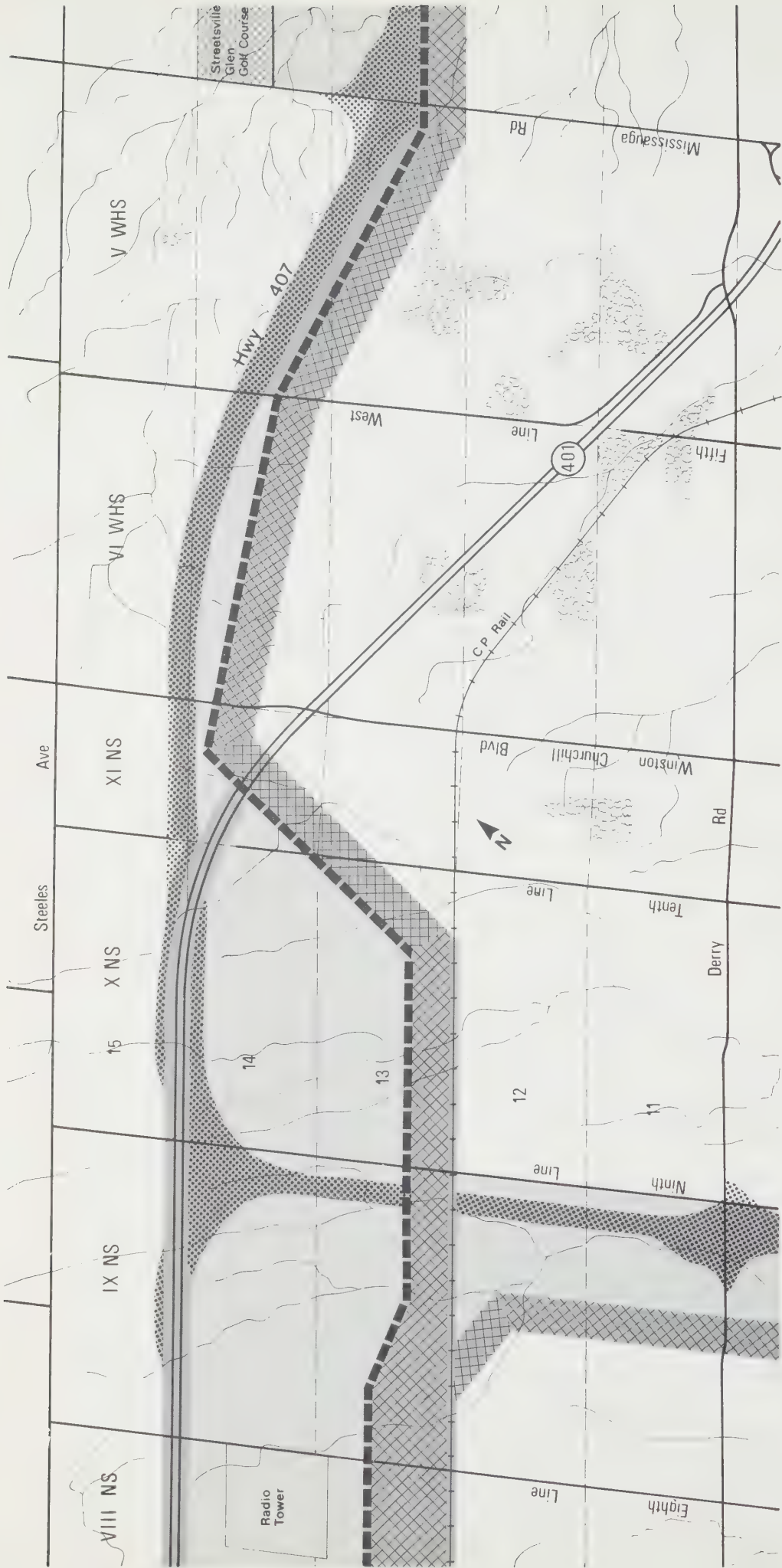
-  Road
-  Railway
-  Township Lot Line
-  Watercourse , Marsh
-  Wooded Area
-  Steep Slope

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# Legend







## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

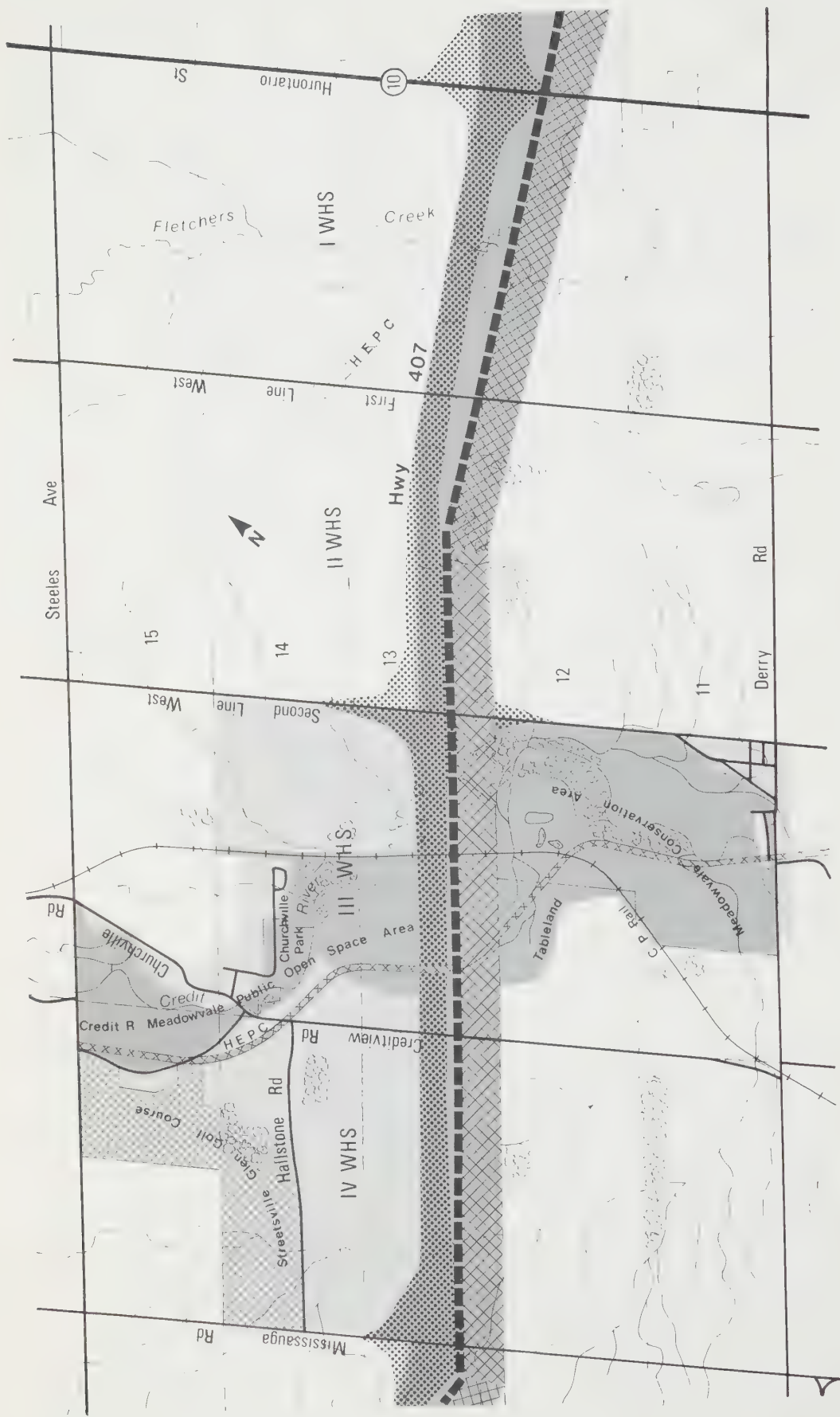
## Base Information

-  Road
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-  Watercourse , Marsh
-  Wooded Area
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




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



# Legend







## Public Use Area

	Public Open Space and Buffer Area
	Utility
	Electric Power Facility
	Road
	Inter-urban Transit

## Complementary Use Area

	General Complementary Use Area
	Special Complementary Use Area

## Base Information

	Road
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





## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
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## Complementary Use Area

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# Legend







## Public Use Area

	Public Open Space and Buffer Area
	Utility
	Electric Power Facility
	Road
	Inter-urban Transit

## Complementary Use Area

	General Complementary Use Area
	Special Complementary Use Area

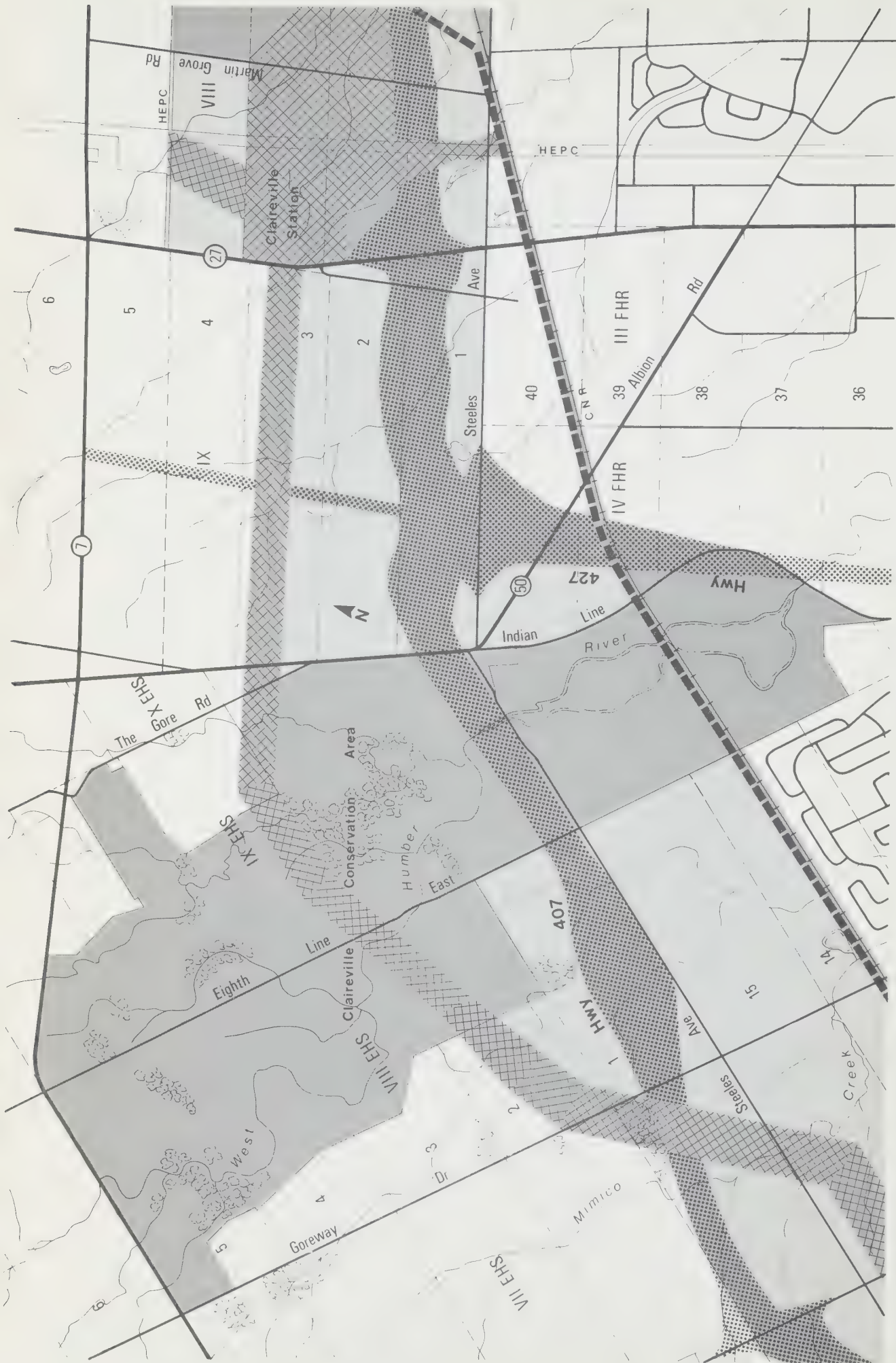
## Base Information

	Road
	Railway
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

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# Legend







## Public Use Area

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-  Utility
-  Electric Power Facility
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











# Legend

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

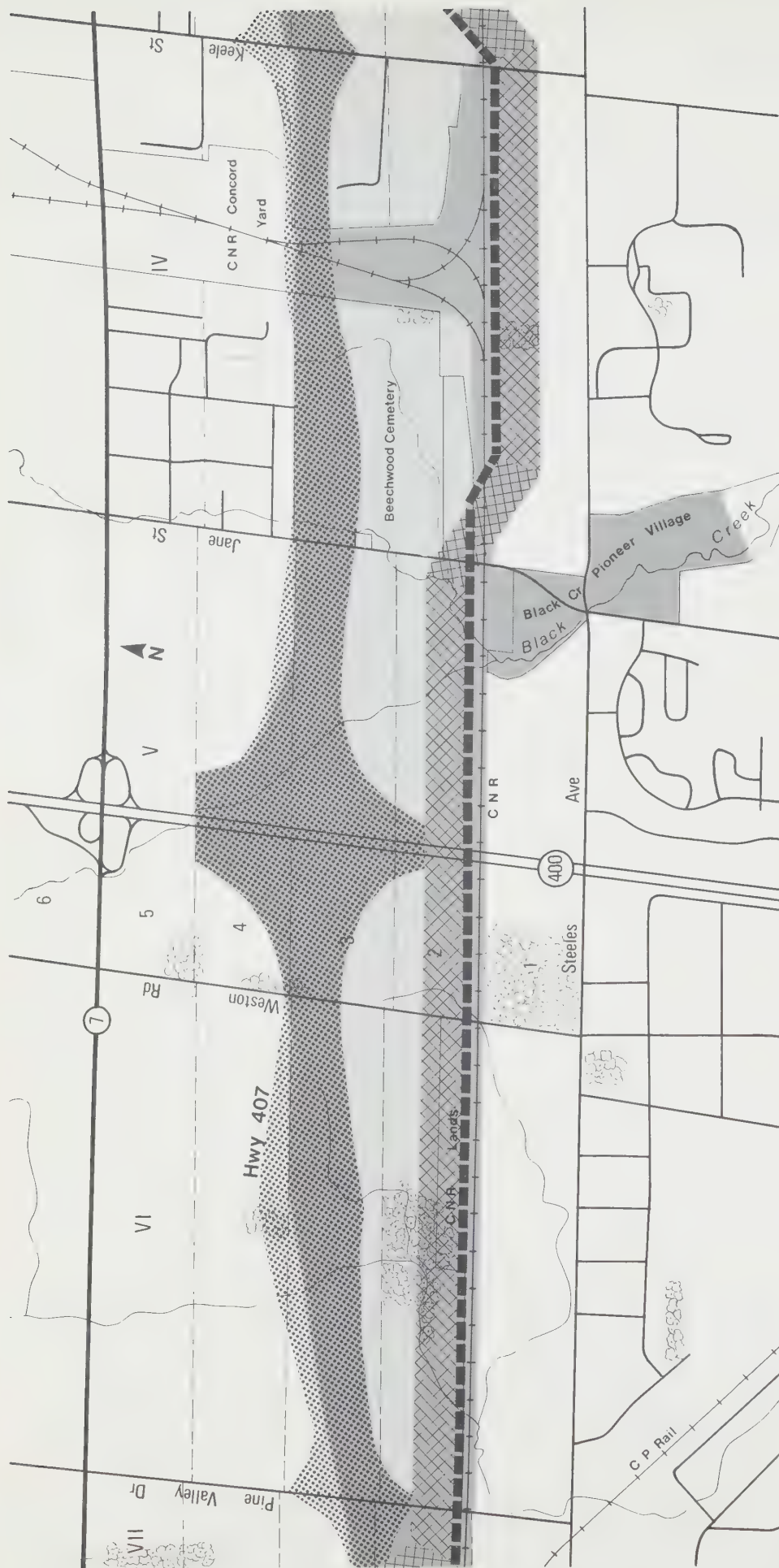
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

## Public Use Area

-  Public Open Space and Buffer Area
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-  Road
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## Complementary Use Area

-  General Complementary Use Area
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## Base Information

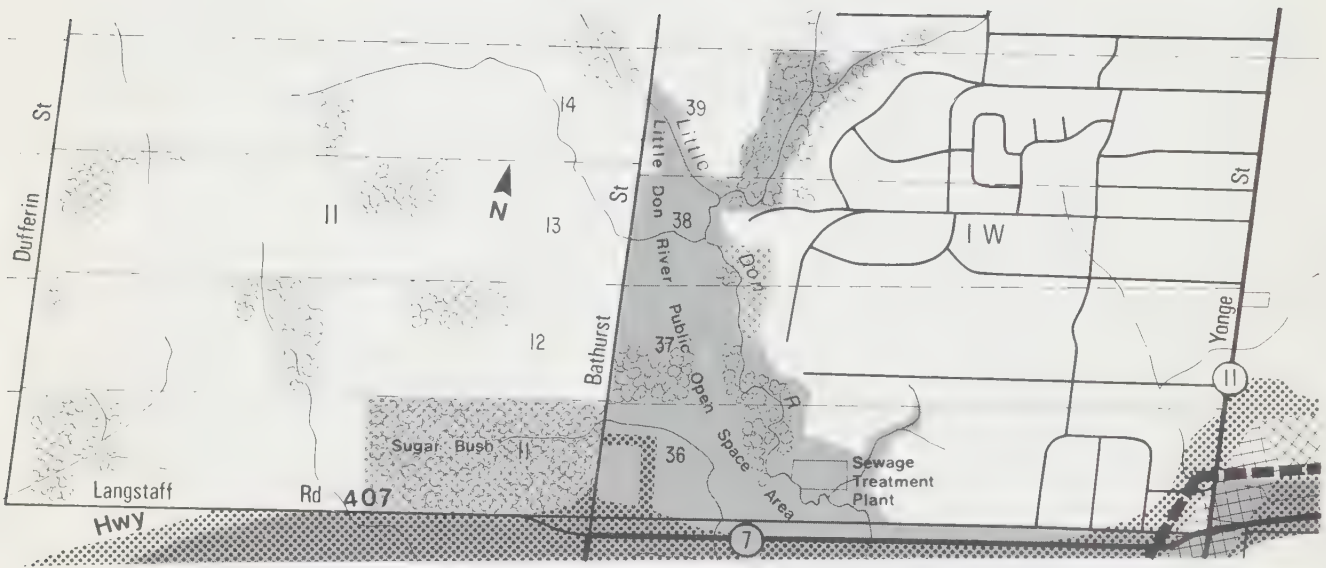
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## Complementary Use Area

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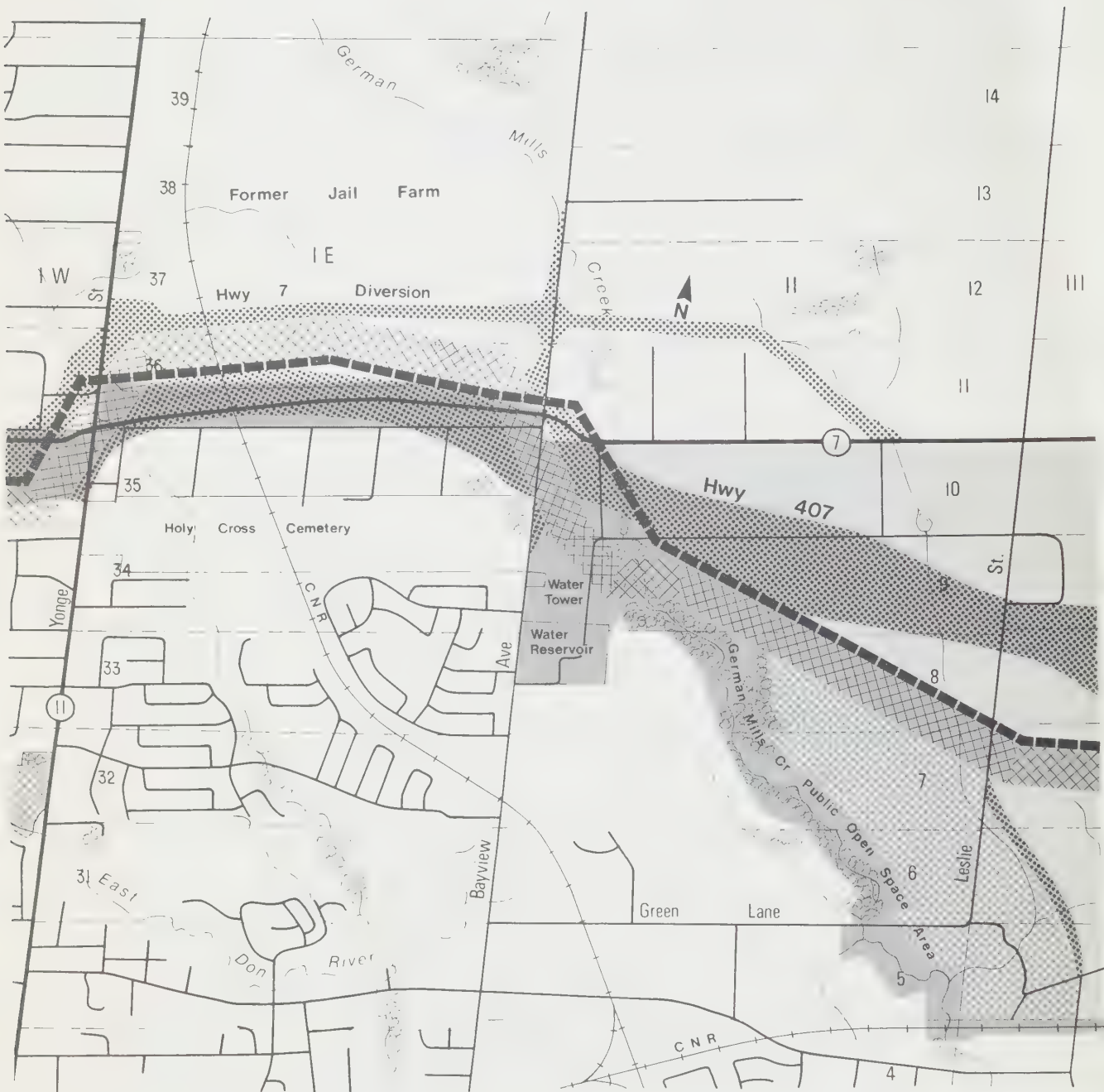
## Base Information

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



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


## Public Use Area

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-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

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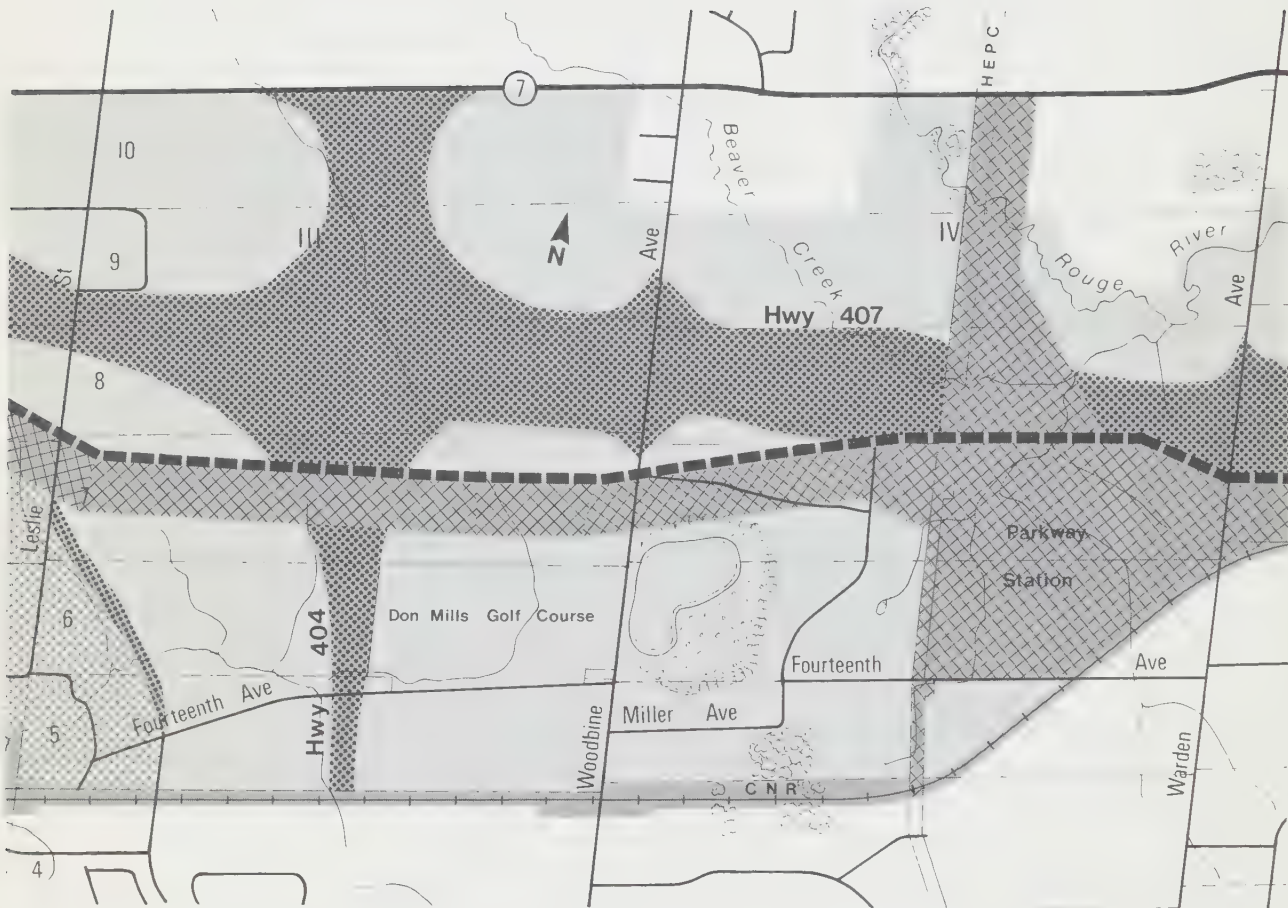
## Base Information

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








# Legend

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

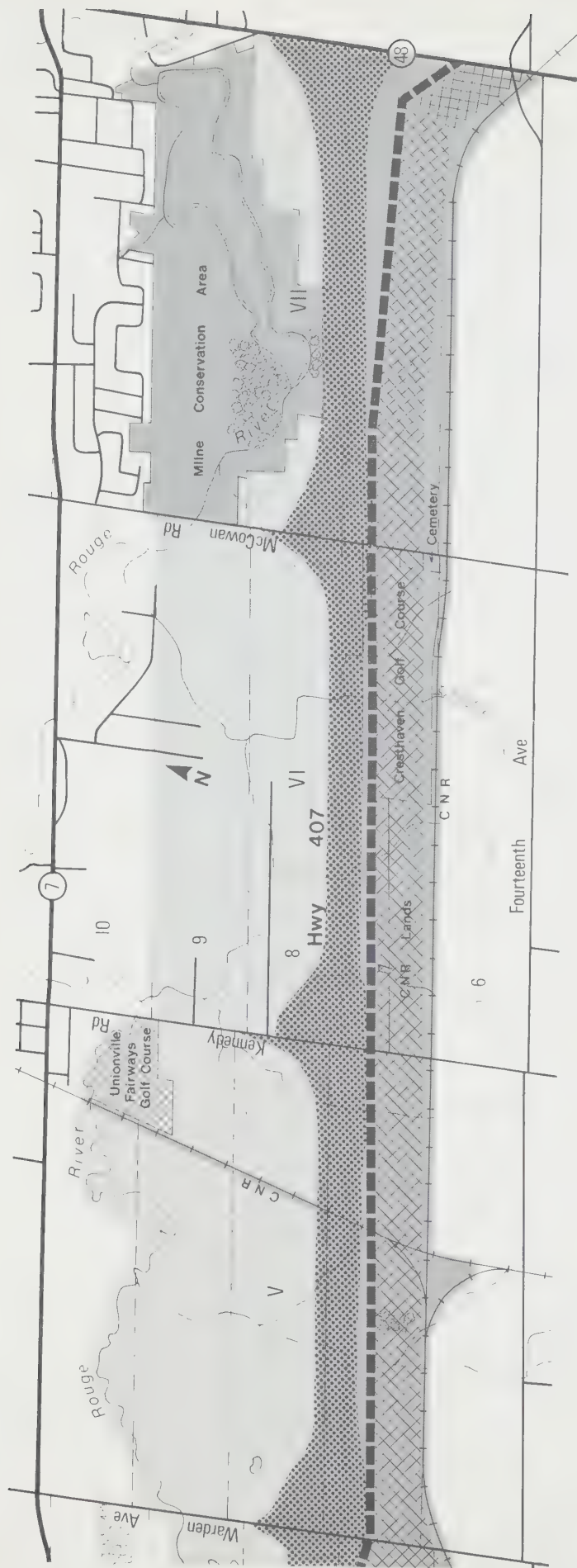
## Base Information

-  Road
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-  Township Lot Line
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
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# Legend







## Public Use Area

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



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
## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Complementary Use Area

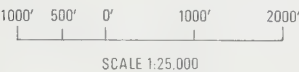
-  General Complementary Use Area
-  Special Complementary Use Area

## Base Information

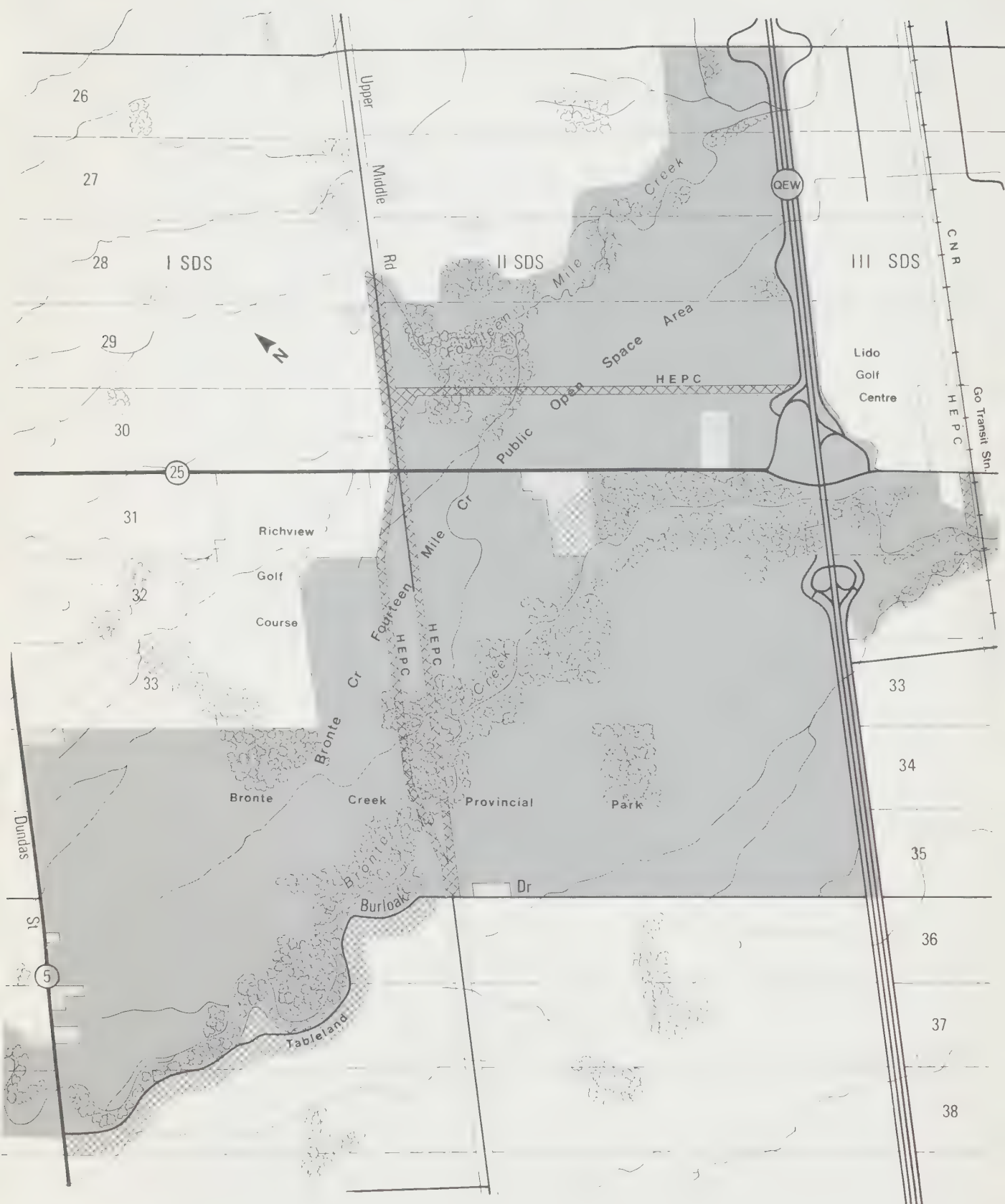
-  Road
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












# Legend







## Public Use Area

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## Complementary Use Area

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
Ministry of Treasury, Economics and Intergovernmental Affairs, 1977







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## Public Use Area

-  Public Open Space and Buffer Area
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## Complementary Use Area

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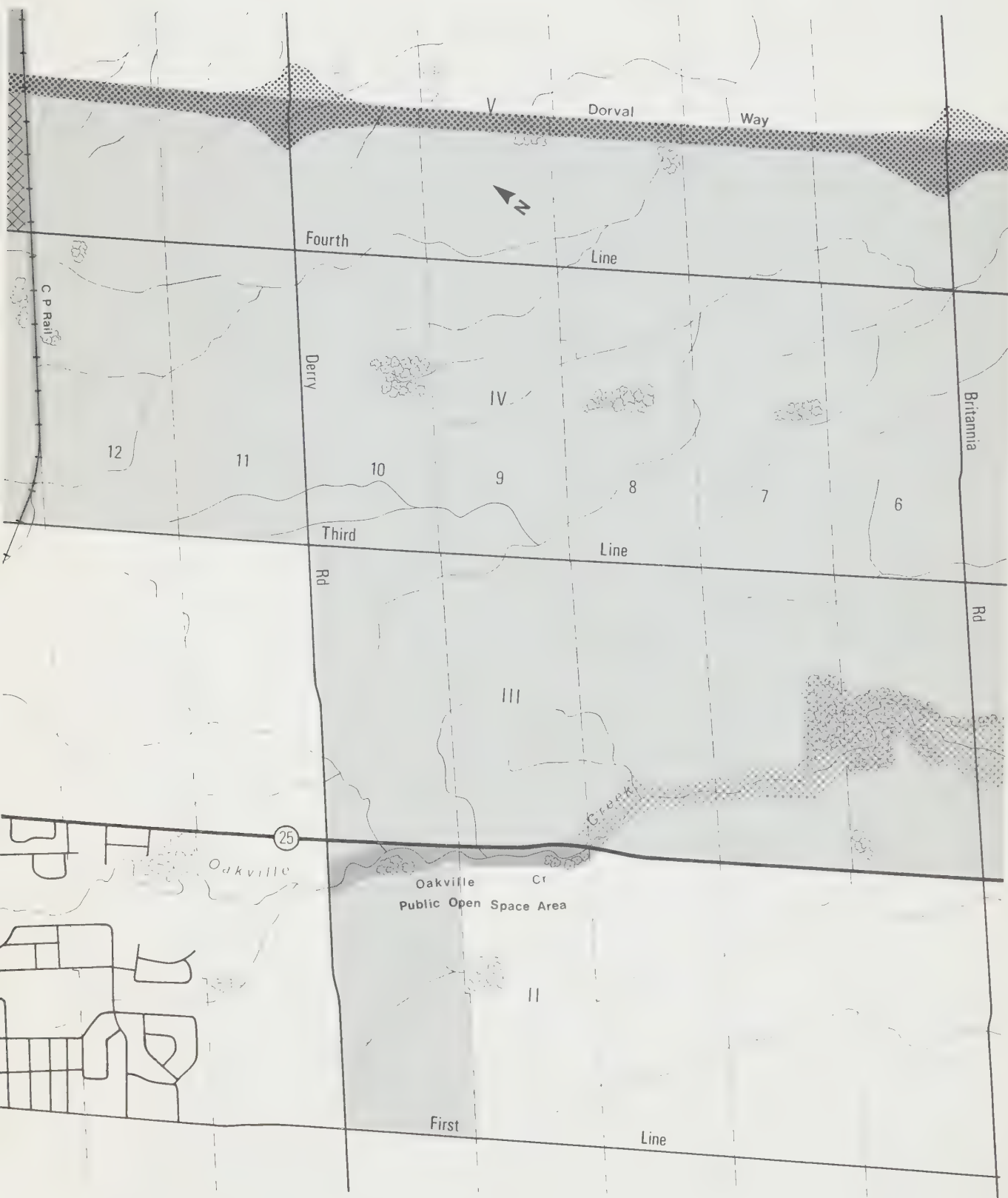
## Base Information

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





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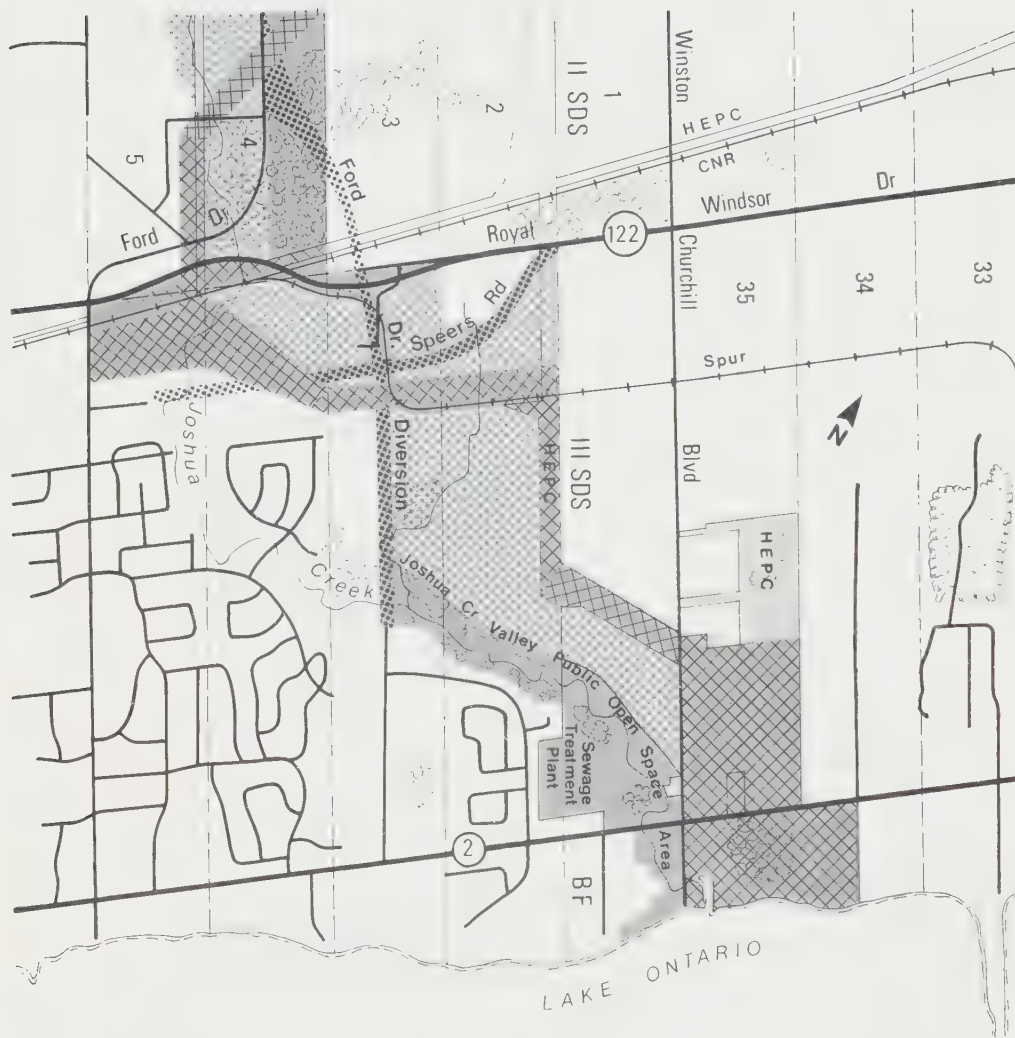
## Base Information

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## Complementary Use Area

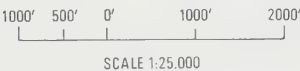
-  General Complementary Use Area
-  Special Complementary Use Area

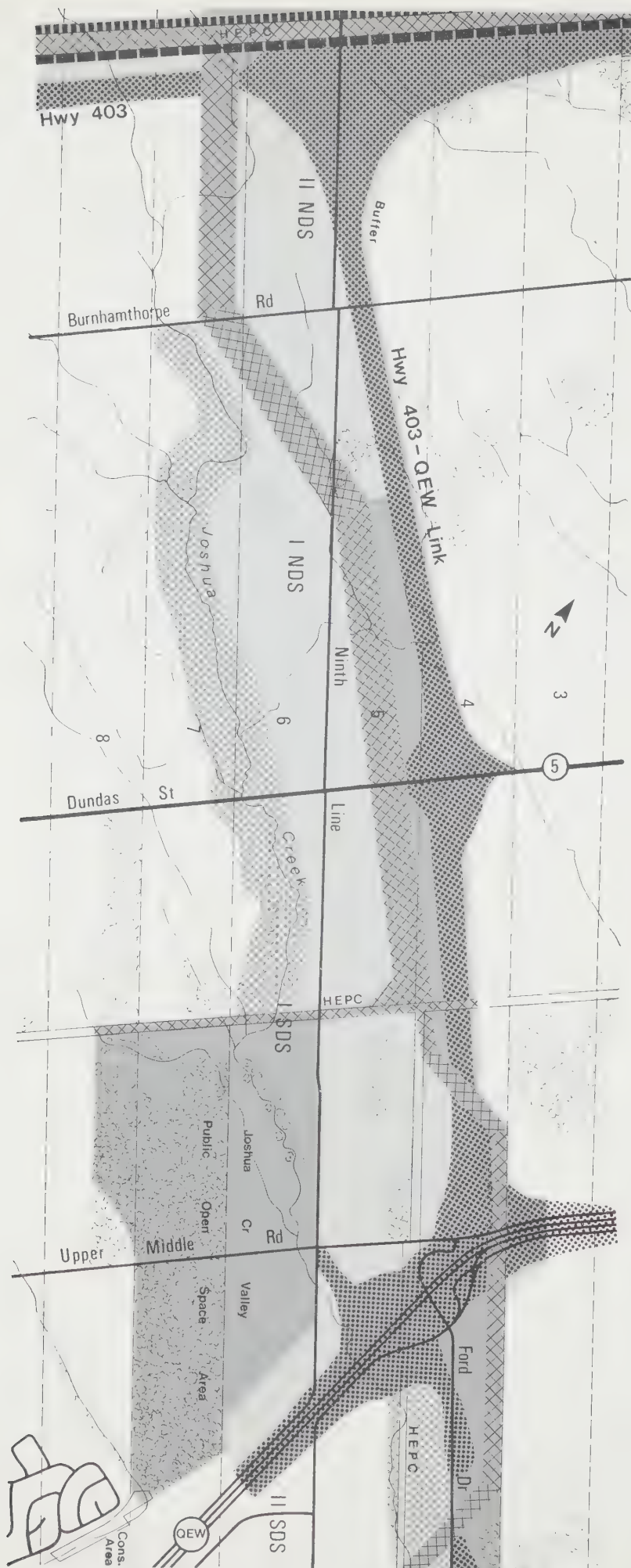
## Base Information

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



# Legend







## Public Use Area

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## Complementary Use Area

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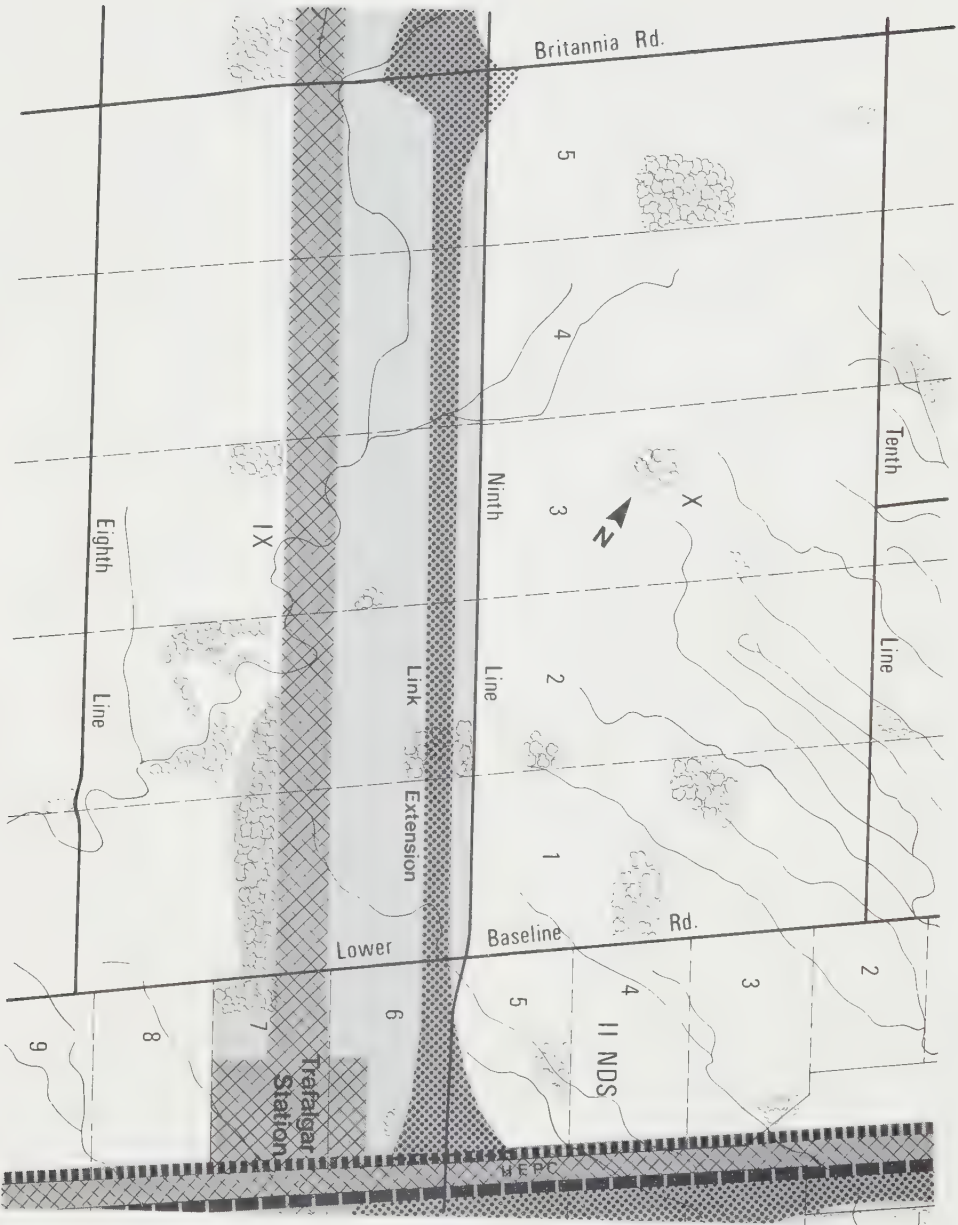
-  Road
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



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## Public Use Area

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## Complementary Use Area

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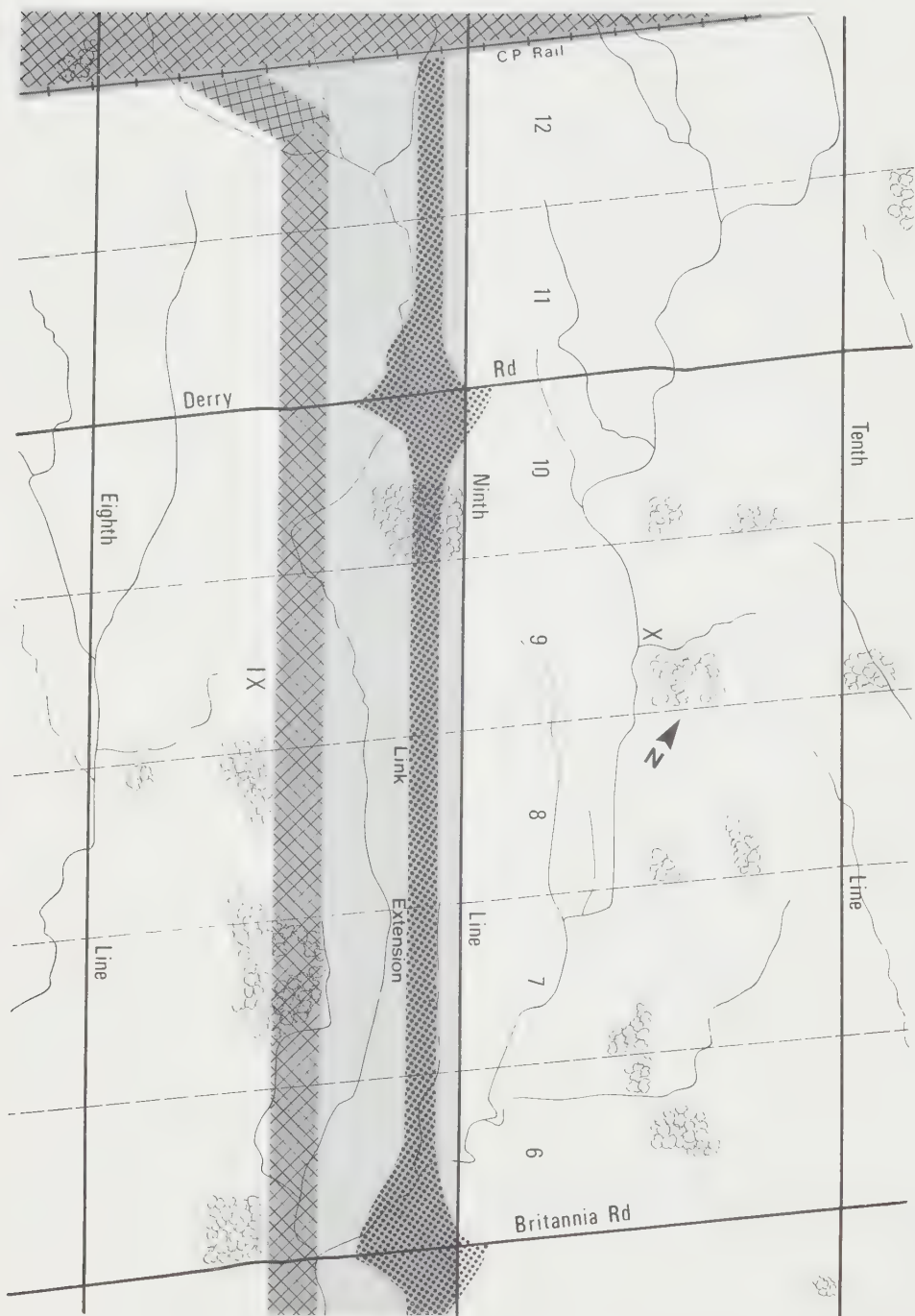
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



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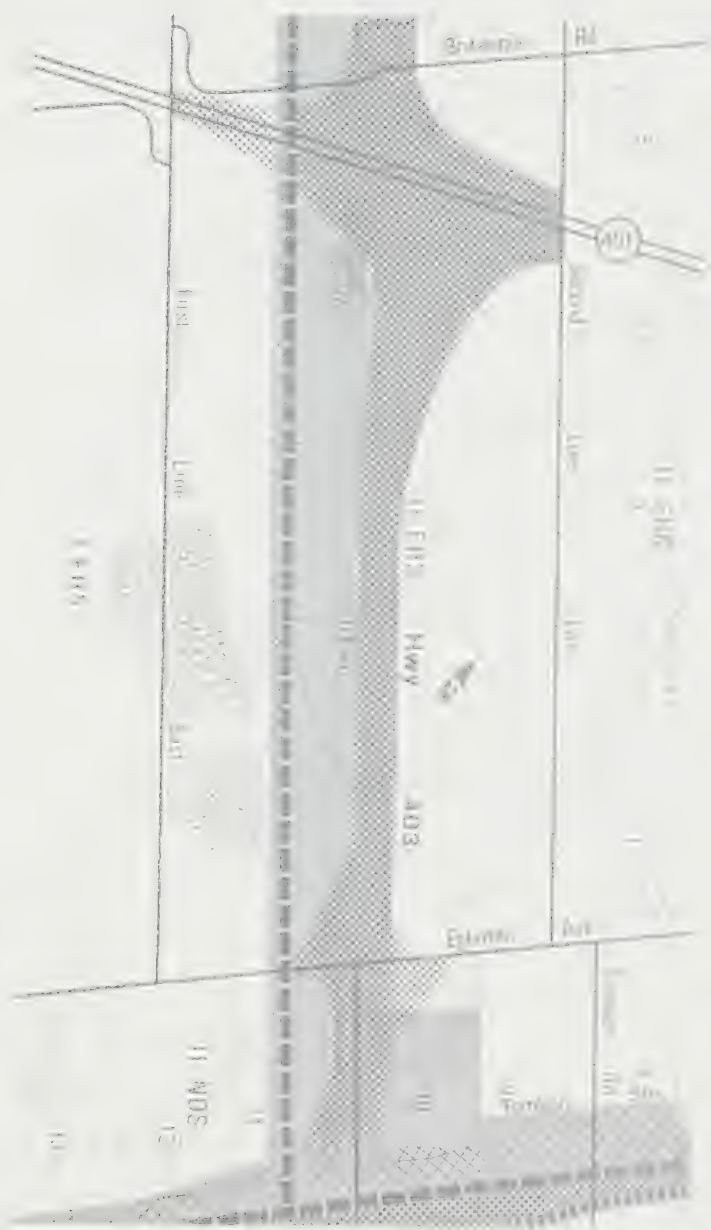
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



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-  General Complementary Use Area
-  Special Complementary Use Area

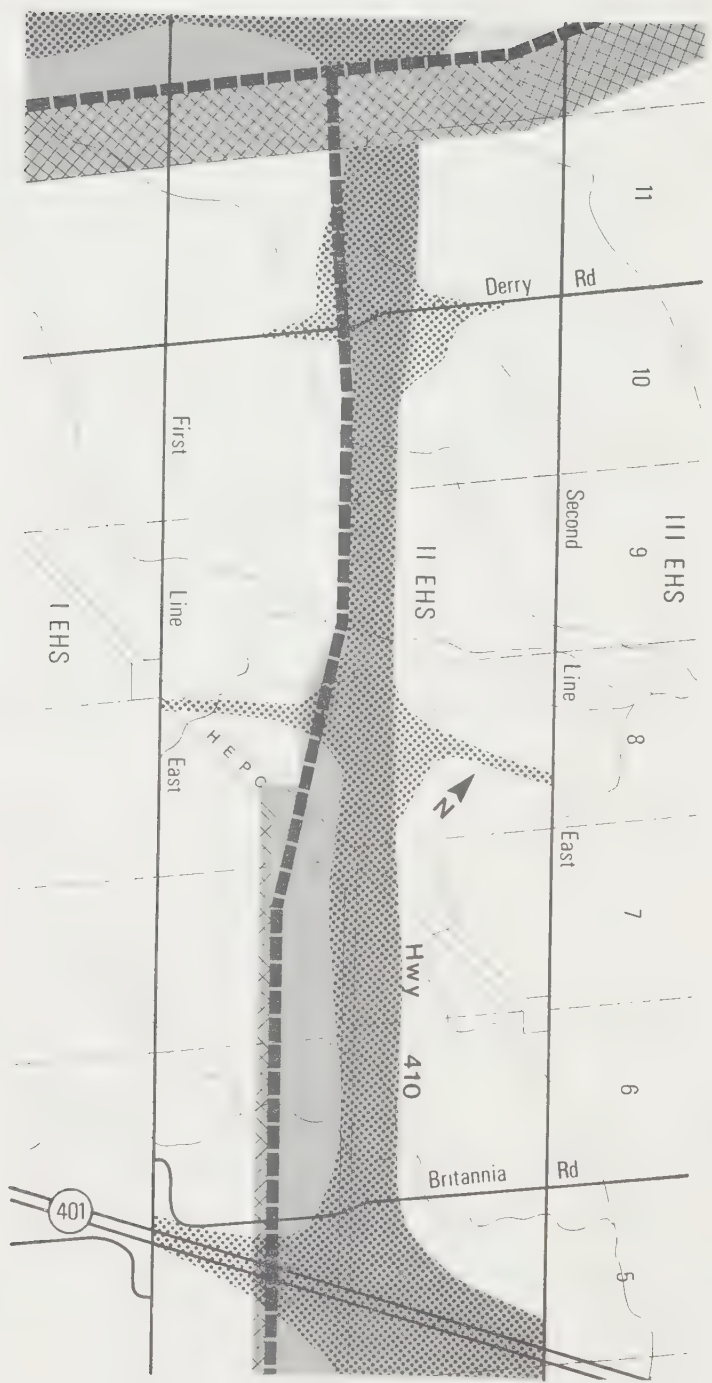
## Base Information

-  Road
-  Railway
-  Township Lot Line
-  Watercourse , Marsh
-  Wooded Area
-  Steep Slope

*This map constitutes part of the Plan  
and should be read together with the text.*

Ministry of Treasury, Economics and Intergovernmental Affairs, 1977





**Comments of the Treasurer  
on the  
Report of the Hearing Officers  
Parkway Belt West**

**Multi-purpose utility corridor,  
urban separator and  
linked open space system, February 1977**

**These comments do not constitute part of the  
Recommended Parkway Belt West  
Development Plan**

**October 1977**









## INTRODUCTION

The following are the comments of the Treasurer with respect to the recommendations made by the Hearing Officers in their Report on the Parkway Belt West Draft Plan, 1976 submitted in February 1977.

Of the seven general recommendations made by the Hearing Officers all but one have been accepted in whole or in part.

In addition, the Hearing Officers made specific recommendations on 182 submissions relating to particular properties. Of those, specific recommendations on 105 submissions have been accepted. Specific recommendations on another 22 submissions have been partially accepted and specific recommendations on the remaining 55 submissions have been rejected.

In many cases where the Hearing Officers' recommendations were rejected, the Recommended Development Plan still accommodates to some degree the requests made by the landowners.

The following pages contain a list of the 105 submissions with accepted recommendations and another list of the 77 submissions with partially accepted (22) and rejected (55) recommendations together with the Treasurer's comments on these 77 submissions.

## GENERAL RECOMMENDATIONS

Following are the Hearing Officers' general recommendations and the recommendation of the Treasurer in each case.

### 1. Hearing Officers' Recommendation

"That the Plan be accepted as modified by the General Recommendations elsewhere in this Report, and by those Specific Recommendations set out in Submissions Numbers 1 to 240 inclusive."\*

### GENERAL RECOMMENDATION 1 OF THE TREASURER

*Accept the Hearing Officers' recommendation to accept the plan but only with those of their modifications included in the Recommended Parkway Belt West Development Plan, October 1977.*

The Recommended Parkway Belt West Development Plan, October 1977 incorporates entirely, or to a substantial degree, all the general recommendations of the Hearing Officers except No. 7.

In addition, a large number of their specific recommendations have been incorporated in the Recommended Plan.

\* Of the 240 submissions, the Hearing Officers made recommendations on only 182.

## 2. Hearing Officers' Recommendation

"That the Plan be modified with respect to Control Actions in the Complementary Use Area so as to provide a broader range of permitted uses and less restrictive criteria for development where it can be shown that such uses and criteria will not offend the goals and objectives of the Plan."

### GENERAL RECOMMENDATION 2 OF THE TREASURER

*Accept Hearing Officers' recommendation and permit all uses of land which meet the conditions set out in the Recommended Parkway Belt West Development Plan.*

These conditions although complex can be summarized as follows:

- permit all uses that would retain the open-space rural character by very low density uses - very low lot coverage with buildings and structures of very limited height and very limited mass appearance.
- preserve all natural features including streams, valleys, tree-stands, hedges, individual mature trees and orchards.
- enhance the existing open space character by extensive landscaping that includes tree-planting, berms, screening.
- locate buildings or structures in a manner that would blend with the above natural and man-made features to screen them from transportation facilities and trails.

These conditions would secure Parkway Belt objectives and permit local municipalities to select the most appropriate use for various parts of the Parkway Belt.

These conditions are recommended to apply generally throughout the Parkway Belt with these variations:

- permit only a limited range of uses in areas where existing uses should be preserved such as golf courses or private parks.
- permit infilling and rounding-off of all areas such as hamlets, clusters of residential or industrial development in a manner that would retain their existing character.
- permit some urban development in locations where it would not interfere with Parkway Belt objectives.

Such locations are specifically defined in the Recommended Development Plan together with conditions which should be met by detailed plans prepared by municipalities.



### 3. Hearing Officers' Recommendation

"That the Plan be modified by amending Section 5.1.1 (b) to provide for a definite program for the timing of acquisition of those lands so designated in the Plan as finally approved, and the affected property owners be so advised."

#### GENERAL RECOMMENDATION 3 OF THE TREASURER

*Accept the need for the Province to publicly express intentions as to timing of public acquisition within the Public Use Areas defined in the Recommended Parkway Belt West Development Plan, October 1977.*

The Province will periodically issue a listing of contemplated Provincial purchases within the Parkway Belt, including tentative acquisition schedules, based on Provincial financial programs and priorities.

Following the adoption of the Plan, the Ministry of Government Services will assemble a list of all lands to be acquired, as well as surplus lands to be disposed of, so that a timetable can be developed consistent with Provincial financial priorities.

#### 4. Hearing Officers' Recommendation

"That as soon as practicable after approval of the Plan as modified, those Provincial Regulations then in effect outside the modified Design Area, be repealed."

#### GENERAL RECOMMENDATION 4 OF THE TREASURER

*Accept in principle for most of Parkway Belt.*

Numerous amendments to regulations to exempt properties from the regulations have been granted from 1973 to the present. The approval of the Recommended Parkway Belt West Development Plan will provide the basis for exemption of additional properties for which application has already been made but which could not be dealt with finally until the form of the Plan had been determined. Many applications that are expected immediately after the Development Plan is approved will also be dealt with.

The basis for exemption action has historically been at the initiation of the owner. With the approval of the Development Plan the Province will also initiate the removal of properties outside the Design Area from the application of the regulations. Before so doing the Province will obtain the views of the appropriate municipality.

With respect to those areas of the Parkway Belt Planning Area previously contained in the Niagara Escarpment Planning Area the Province will, before removing any lands from the application of the regulations, consult with the Niagara Escarpment Commission with the view of determining the most appropriate manner of maintaining adequate land use control in this area so critically located with respect to the Niagara Escarpment Commission's plans for the Escarpment.

## 5. Hearing Officers' Recommendation

"That consideration be given to the modification of the Plan by deleting from the Design Area certain isolated, irregularly shaped or remnant parcels that would, if our specific recommendations are accepted, remain designated for either Public or Complementary Use."

### GENERAL RECOMMENDATION 5 OF THE TREASURER

#### *Accept in principle*

In determining whether a particular Hearing Officers' recommendation should be accepted, consideration was given not only to the consequences of that change in the immediate area, but on similar properties in all parts of the Parkway Belt.

In a number of submissions where the Hearing Officers' recommendation was accepted for a particular property, modifications were made in the vicinity and in other areas to provide consistency.

6. Hearing Officers' Recommendation

"That the Plan be modified by deleting from the Design Area all lands not now publicly owned in that part of the Oakville-Mississauga Mini-belt lying to the south of Royal Windsor Drive and extending to Lake Ontario."

GENERAL RECOMMENDATION 6 OF THE TREASURER

*Accept partially*

Full acceptance of the Hearing Officers' recommendation together with their specific recommendations for the area immediately to the north would eliminate the Parkway Belt between the Queen Elizabeth Way and Lake Ontario. In order to secure the pertinent Parkway Belt objectives, the Recommended Development Plan includes redesign for this segment of the Parkway Belt. This redesign allows for numerous deletions. The properties remaining within the Parkway Belt are subject to General Recommendation No. 2 providing for a broader range of complementary uses. They are also subject to specific conditions set out in the Recommended Development Plan to permit some form of urban development on a portion of the properties.

7. Hearing Officers' Recommendation

"That the Plan be modified by relocating the future utilities strip in the Northern Link in the area extending generally from Torbram Road to Highway 27."

GENERAL RECOMMENDATION 7 OF THE TREASURER

*Do not accept*

A new southerly alignment for the future utilities strip is shown in the Recommended Development Plan.

The northern relocation proposed by the Hearing Officers was based on their recommendations that an extensive area be deleted. Since some recommendations to delete were not accepted in the Torbram Road-Highway 27 area, the realignment of the future utilities strip in accordance with this general recommendation was no longer required.



## SPECIFIC RECOMMENDATIONS

### ACCEPTED

Following is a list of submissions with Hearing Officers' specific recommendations accepted by the Treasurer. The name of the submitter is followed by the submission number in the Report of the Hearing Officers.

#### Escarpment Link

E. & B. Anderson	117
M. Barkin et al	80
G. & B. Campaigne	108
Clock Investments Ltd.	102
W. Dodds	119
Dunburlton Developments Ltd.	115
R. Greenberg	75
F. Hammond	118
W. Hawkins et ux	93
A. W. Hering	66
J.V.Holland/D.Leggat/W.J.Holland	142
C. W. Johnson	137
Jovic Developments Ltd. et al	152
B. Latto	116
Lemonville Estates Incorporated	84
Longmoor Building Corporation	126
J. L. McGuire	154
McMaster University	104
P. McNally	144
National Sewer Pipe Ltd.	87
G. Norton et al	100
B. Park	89
M. J. Park	68
N. Pollard and Son Ltd. et al	74
N. R. Richardson	97
W. J. Schneller Enterprises Ltd. et al	149
V. Solnicki/V. Agnelli	226
A. W. Thomas	151

Escarpment Link (continued)

E. Walsh	99
Watergate Investments Ltd.	228
A. Wolski	224
A. & I. Wolski	139

Southern Link

226917 Investments Limited	135
R. A. Bird	64
Centario Development Corp. Ltd. & Bocabond Ventures Ltd. & Southdown Villas	40
Dell Holdings Ltd.	231
A. Kalns	148
Kenley Development Ltd.	43
H. M. O'Neil	22
S. B. McLaughlin Associates Ltd.	122
S. B. McLaughlin Associates Ltd.	123
Valentine Developments	23
Ventro Construction Ltd.	42
H. Wettlaufer	101

Northern Link (Milton-Woodbridge)

Adrex Holdings Ltd.	127
W. M. Bebluk	30
Cadillac Fairview Corp. Ltd.	35
Cape Horn Ltd.	25
K. Dalinda	62
Dequincy Investments Ltd.	41
Enterprising Developments Ltd. et al	20
Glen Ash Developments	27
A. Iamarino et al	240
Imperial Oil Ltd.	63
J. Lewi, S. Ash et al	50
Markborough Properties Ltd.	211
Oneida Properties Ltd. et al	59
Paramount Development Corp. Ltd.	26
Runnymede Development Corp. Ltd.	34
Upper Nine Properties Ltd.	47

Northern Link (Woodbridge - Markham)

Algonquin Building Credits Ltd.	24
J. M. Baird	172
A. Baker	158
S. D. Borins, Q.C. et al	173
W. Bowles	190
The Boyle Group	166
Double "K" Farms Ltd.	167
N. Gianjos	200
Keele-Steeles Development Co. Ltd. et al	186
Margross Investments Ltd.	61
Markpal Holdings Ltd.	28
Menkes Developments Inc. et al	188
Poolworld Inc., ILD Nurseries Limited	174
Rexnord (Canada) Ltd.	170
Richmond Glen Developments Ltd.	180
Sylmatt Holdings Ltd.	181
Toronto Catholic Cemetery Association	168
The Toronto Star Ltd.	179
R. Tutton	210
A. Vasilovsky	199
Village in the Valley Ltd.	162
Ward Brothers Motors Ltd.	171

Burlington - Oakville Mini-belt Link

Abele, Klein, Fisher et al	90
G. Colbeck	67
G. Elder	223
P. Ferrier	229
Lash Brothers Farms	132
Lawrence Farms	86
Lido Golf Centre	76
E. J. Liptay	124
C. Martin	129
Mazmik Developments Ltd.	125
Positive Holdings Ltd.	128
D. Radjenovich & P. Oklobdzija	71

Burlington-Oakville Mini-belt Link (continued)

Seriphos Investments Ltd. & Fosseri Investments Ltd.	110
Taltosh Developments Ltd.	232

Oakville - Mississauga Mini-belt Link

J. Apheldt	111
Brentano Investments Ltd. et al	114
Cord Contracting Ltd.	77
Kulan Construction & Development Ltd.	113
H. A. Orr	147
Ruko of Canada Ltd.	109
Stellar Construction Enterprises Ltd.	225
Upper Fourth Ltd.	131

Airport Mini-belt Link

Glen Cove Developments Ltd.	39
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## NOT ACCEPTED

The following is a list of 77 submissions with Hearing Officers' specific recommendations not accepted in whole or in part by the Treasurer. The list provides the name of the submitter and the submission number assigned in the Report of the Hearing Officers.

Each of the submitters is listed and numbered in sequence, 1 to 77. The list is followed by a detailed examination in the same sequence of each of the listed submissions carrying the Treasurer's recommendation in each case. Both the list and the detailed examination are divided by link for easy reference.

### Escarpment Link

1. J. & J. Hartman	145
2. Aldercrest Development Ltd. & F. Butty Ltd.	82
3. Franconia Land Development Corp. Ltd.	88
4. A. Benvenuti	65
5. B. Passow	234
6. Samuel Roy Enterprises	107
7. Sarah Bleakney	233
8. A. Middleton	153
9. Town of Dundas	103
10. Regional Municipality of Hamilton-Wentworth	98
11. Natco Building Products Ltd.	141
12. K. & J. Varga	81
13. City of Burlington	92

### Southern Link

14. University of Toronto - Erindale College	60
15. W. B. Sullivan Construction for Morenish Land Development Co. Ltd.	206
16. 271867 Ontario Ltd.	54
17. Victoria Wood Development Corp. Inc.	53
18. Chadwill Coal Company Ltd.	19

### Northern Link (Milton-Woodbridge)

19. Ontfax Investments Ltd. & Batsen Investments Ltd. (Cadillac Fairview Corporation Ltd.)	207
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Northern Link (Milton-Woodbridge) (continued)

20. Streetsville Glen Ltd.	202
21. Tuscany Developments Ltd. & Golf Valley Developments	29
22. Queensgate Investments Ltd.	46
23. Moonbeam Holdings Ltd.	48
24. Mill Pond Developments Ltd.	38
25. T. Sergo	221
26. Lexlaw Investments Ltd.	201
27. H. M. Pollitt	18
28. Mandale Realty Ltd.	215
29. Siscoe Metals of Ontario Ltd.	212
30. Carholme Investments Ltd.	49
31. N.H.D. Developments Ltd.	58

Northern Link (Woodbridge - Markham)

32. Woodfield Developments Ltd.	209
33. N. H. Solmon	17
34. H. G. Ella	204
35. Torva Holdings Ltd.	198
36. Bond Street Investments Ltd. et al	178
37. Thornhill Country Club	187
38. G. M. & P. Macdonnell	196
39. J. R. Gainor	235
40. Mr. & Mrs. A. G. Laing	184
41. A. J. Everett	195
42. R. & B. Mansfield	197
43. Langstaff Community Association	156
44. Leitch Transport Ltd.	164
45. Schickedanz Developments Ltd.	165
46. North Sheridan Holdings	177
47. S. B. McLaughlin Associates Ltd.	175
48. Costain Estates Ltd.	191
49. Miller Paving Ltd. et al	182
50. L. G. Lee	193
51. A. N. Swanson	160
52. Richenbacher Investments Ltd.	161
53. Macksmith Holdings Ltd. et al	194

54. Continental Kitchens Ltd.	159
55. A. Demeter, T. Samu and estate of A. Demeter	192

Burlington - Oakville Mini-belt Link

56. J. Friedman & Deering Construction Ltd.	112
57. Shipp Corporation Ltd. Applewood Land Investments Ltd. & 272392 Ontario Ltd.	133
58. Lee Wilkinson	85
59. Olga Kozak & Stephanie Radjick	227
60. Buildevco Ltd.	140
61. Town of Milton	70
62. J. & J. Willmott	69
63. D.B.F. Holdings Ltd. & Demro Holdings Ltd.	105
64. B. P. Oil Ltd.	78
65. P. McKim	230

Oakville - Mississauga Mini-belt Link

66. Lakeport Developments Co. Ltd. & Burnhamgate Corporation Ltd.	94
67. Cadillac Fairview Corporation	106
68. Nordin Investments Limited	136
69. Bayshire Investments Limited	83
70. Sheridan Hills Developments Ltd.	96
71. Samuel Sarick Limited et al	138
72. Barden Investments Ltd.	130
73. Ford of Canada Ltd.	155
74. N.H.D. Developments Limited	150
75. 281990 Ontario Limited	134
76. Sheridan Nurseries Ltd.	222
77. Wimpey Homes Limited	72

ESCARPMENT LINK

1. J. & J. HARTMAN

SUBMISSION 145

Draft Plan

Acquire for public open space.

Submission

Delete or permit expansion of existing uses or acquire immediately.

Hearing Officers' Recommendation

Accept Draft Plan designation.

RECOMMENDATION OF TREASURER

*Acquire only Hopkins Creek Valley portion for public  
open space and classify remainder of property as  
complementary use.*

This alternative would attain Parkway Belt objectives and permit the owner to expand his business under the complementary use classification.

2.	ALDERCREST DEVELOPMENT LTD. & F. BUTTY LTD.	SUBMISSION	82
3.	FRANCONIA LAND DEVELOPMENT CORP. LTD.	SUBMISSION	88
4.	A. BENVENUTI	SUBMISSION	65
5.	B. PASSOW	SUBMISSION	234
6.	SAMUEL ROY ENTERPRISES	SUBMISSION	107
7.	SARAH BLEAKNEY	SUBMISSION	233
8.	ANN MIDDLETON	SUBMISSION	153
9.	TOWN OF DUNDAS	SUBMISSION	103
10.	REGION OF HAMILTON-WENTWORTH	SUBMISSION	98

#### Draft Plan

Complementary use designation.

#### Submission

Private submitters sought deletion. Aldercrest suggested Provincial acquisition as another alternative. The two municipal submitters sought estate-type residential development of more intensity than permitted in the Draft Plan.

#### Hearing Officers' Recommendation

Delete the seven private properties together with the adjoining complementary use lands west of Highway 6 lying between the Niagara Escarpment and the Royal Botanical Gardens.

#### RECOMMENDATION OF TREASURER

*Retain the complementary use designation west of Highway 6 but permit broader range of uses.*

Retention of the Complementary Use Area west of Highway 6 is required to attain Parkway Belt objectives. Additional forms of urban development to complete and round off the existing Pleasant View subdivision and other adjacent subdivisions could be accommodated subject to stringent design conditions. The local municipality should prepare a comprehensive official plan amendment and detailed plans for this development consistent with the criteria and spirit of the Plan and in consultation with concerned Provincial Ministries, Niagara Escarpment Commission, Royal Botanical Gardens and Hamilton Region Conservation Authority.

Draft Plan

Classify tableland as Complementary use and the Grindstone Creek valley as public open space for acquisition.

Submission

Delete complementary use tableland and retain valley as public open space.

Hearing Officers' Recommendation

Retain valley land as public open space for acquisition and delete the remainder.

RECOMMENDATION OF TREASURER

*Retain the complementary use part and permit a broader range of uses. Retain and acquire the public open space part.*

The retention of the property would assist in attaining the Parkway Belt objectives of open space separation between the Hamilton and Burlington urban areas along a major transportation route (Highway 403) and provide visual and physical protection for the Grindstone Creek valley. Once the existing brick factory use ceases, other complementary uses could be established on tableland. The specific use or range of uses would be determined by the municipality in consultation with the Province, Niagara Escarpment Commission, Royal Botanical Gardens and Halton Region Conservation Authority consistent with the criteria established in the Recommended Development Plan.

Draft Plan

Classify tableland as complementary use and acquire the valley portion for public open space.

Submission

Delete complementary use part or purchase by the Province or permit light industrial development.

Hearing Officers' Recommendation

Delete the complementary use part and retain the public use part.

RECOMMENDATION OF TREASURER

*Retain the complementary use part and permit a broader range of uses. Retain and acquire the public open space part.*

This would permit the existing small cluster of houses and industry in the area to be rounded out with some additional development. The local municipality should establish the specific type and extent of additional development in accordance with the Parkway Belt objectives.

Acquisition of the Grindstone Creek valley portion would ensure the physical protection of this prominent natural feature and provide space for public recreation and trails in addition to the existing Hidden Valley Park and Royal Botanical Gardens.



Draft Plan

Classify the area north of Highway 403 and west of Burlington - Guelph electric transmission line as complementary use, permitting industrial development with 5% lot coverage.

Submission

Avoid classifying the area industrial before all the necessary studies are conducted to determine most suitable use.

Hearing Officers' Recommendation

Permit industrial development with 25% lot coverage.

RECOMMENDATION OF TREASURER

*Permit complementary uses as defined in the  
General Recommendation No. 2.*

The local municipality is the best able to determine the specific type and extent of development. This would be undertaken in accordance with the criteria described in General Recommendation No. 2 dealing with an expanded range of complementary uses and more specifically defined in the Recommended Development Plan.

14. UNIVERSITY OF TORONTO -

ERINDALE COLLEGE

SUBMISSION 60

Draft Plan

Private open space in a Public Use Area.

Submission

Delete or designate all lands for the institutional purposes of Erindale College.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Delete some tableland, but retain the Credit River valleys and a strip of tableland as complementary use.*

Retention of the valleys of the Credit River and its tributary and a strip of tableland in complementary use designation ensures the physical and visual protection of these attractive natural features. The specific uses and size and location of buildings and structures within this strip should be determined when a specific development is proposed and in accordance with Parkway Belt objectives and criteria established in the Recommended Development Plan.

Draft Plan

Acquire for public open space.

Submission

Delete.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain the Etobicoke Creek valley and wooded tablelands  
as complementary use and delete the remainder of the  
property.*

This would achieve the desired preservation of the natural  
features and enhance the public open space area consisting  
of Centennial Park and its proposed extension westward to  
the Etobicoke Creek.

16.	<u>271867 ONTARIO LTD.</u>	<u>SUBMISSION</u>	<u>54</u>
17.	<u>VICTORIA WOOD DEVELOPMENT CORP. INC.</u>	<u>SUBMISSION</u>	<u>53</u>

Draft Plan

Acquire for future inter-urban transit line and Eglinton Avenue widening.

Submission

Relocate transit corridor to allow deletion of all or the major parts of the properties.

Hearing Officers' Recommendation

Delete in total.

RECOMMENDATION OF TREASURER

*Retain a narrow strip of the two properties for linear facilities and delete the remaining part.*

One of the owners' proposals submitted at the Hearing provides for a narrow strip along the two properties that could satisfactorily accommodate the planned linear facilities.

This proposal is contained in the Recommended Development Plan.

Draft Plan

Acquire for future utilities corridor and proposed widening of Eglinton Avenue.

Submission

Delete or permit industrial zoning or acquire immediately.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain a narrow strip for linear facilities and delete the remainder.*

The future utilities strip and Eglinton Avenue widening as shown in the Recommended Development Plan require only approximately half of this property. This partial retention would still attain the pertinent Parkway Belt objectives.

19. ONTFAX INVESTMENTS LTD. &  
BATSEN INVESTMENTS LTD.

(CADILLAC-FAIRVIEW CORPORATION LTD.)

SUBMISSION 207

Draft Plan

Designate partly as complementary use and partly public use  
for linear facilities.

Submission

Permit approximately 70 co-operative farm cluster dwellings in  
the complementary use area.

Hearing Officers' Recommendation

Permit farm cluster housing in the complementary use area.

RECOMMENDATION OF TREASURER

*Permit all complementary uses as described in  
General Recommendation No. 2.*

This would attain the desired open space character of the Parkway  
Belt and permit some additional uses in accordance with the  
conditions set out in the Recommended Development Plan. Seventy  
dwelling units would not satisfactorily attain the goals and  
objectives in this segment of the Belt.



Draft Plan

Continue the existing golf course as a private open space in a Public Use Area.

Submission

Delete.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Designate the golf course as complementary use and permit other recreational and open space uses.*

The existing golf course use complements the adjoining existing and proposed public recreation and open space areas and attains Parkway Belt objectives. Additional uses complementing the existing recreational uses would be permitted in the Recommended Development Plan including such uses as indoor and outdoor tennis, squash and gymnasium activity.

Draft Plan

Acquire valley lands and a 300-foot wide strip of tableland along Etobicoke Creek valley for public open space and trails.

Submission

Delete tablelands.

Hearing Officers' Recommendation

Delete tablelands.

RECOMMENDATION OF TREASURER

*Retain in Parkway Belt a strip of tableland in complementary use designation.*

The specific uses and size and location of buildings or structures within this strip would be determined when a specific use is proposed in accordance with the Recommended Development Plan.

Draft Plan

Acquire for future Highway 410 and public open space including the Etobicoke Creek valley and a 300-foot strip of tableland.

Submission

Accept the 410 and the valley acquisition, but delete the 300-foot tableland.

Hearing Officers' Recommendation

Acquire lands for Highway 410 and valley but delete tableland.

RECOMMENDATION OF TREASURER

*Acquire lands for Highway 410 and valley. Retain a strip of tableland as complementary use.*

The retention of tablelands would secure a physical and visual protection of the Etobicoke Creek valley and attain other Parkway Belt objectives. The specific uses and the size and location of buildings or structures within this strip would be determined when a specified use is proposed in accordance with the Recommended Development Plan.

Draft Plan

Acquire for public open space.

Submission

Delete to permit industrial development.

Hearing Officers' Recommendation

Delete tableland and retain Etobicoke Creek valley lands for public open space.

RECOMMENDATION OF TREASURER

*Acquire the total property for public open space  
and recreational purposes.*

This would attain the Parkway Belt objectives of providing space for recreational purposes at the Etobicoke Creek valley. It is essential to acquire this centrally located parcel of tableland to accommodate those functions of the public open space system that are either difficult to locate in or should not be located within the valley such as parking, picnicking, active recreation, etc. Other tablelands in this open space area have been re-designated as complementary use thus making this acquisition more critical.

Draft Plan

Complementary use designation.

Submission

Permit a broader range and higher intensity of complementary uses or delete.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain this property in the complementary use designation and permit a broader range of uses.*

This would secure Parkway Belt objectives and also conforms - to some extent - with one of the owner's proposals placed at the Hearing.

25.	<u>T. SERGO</u>	<u>SUBMISSION 221</u>
26.	<u>LEXLAW INVESTMENTS LTD.</u>	<u>SUBMISSION 201</u>
27.	<u>H. M. POLLITT</u>	<u>SUBMISSION 18</u>
28.	<u>MANDALE REALTY LTD.</u>	<u>SUBMISSION 215</u>
29.	<u>SISCOE METALS OF ONTARIO LTD.</u>	<u>SUBMISSION 212</u>

#### Draft Plan

Complementary use and acquisition for future utilities strip.

#### Submission

T. Sergo sought permission for a restaurant on his property. The other owners sought deletion or permission for industrial development in the Complementary Use Area at densities varying from low to 50% lot coverage.

#### Hearing Officers' Recommendation

Delete all five properties and relocate the future utilities strip.

#### RECOMMENDATION OF TREASURER

*Retain all of the above properties in the complementary use designation and permit a broader range of uses.*

The retention of these properties in the complementary use designation would secure the pertinent Parkway Belt objectives in the area.

The specific type and extent of uses would be determined by the municipality in accordance with the Recommended Development Plan.



Draft Plan

Complementary use designation.

Submission

Permit low-density industrial development or delete.

Hearing Officers' Recommendation

Permit 25% lot coverage industrial development.

RECOMMENDATION OF TREASURER

*Permit a broader range of complementary uses.*

This would secure the pertinent Parkway Belt objectives.

The specific type and extent of the uses permitted would be determined by the municipality in accordance with the Recommended Development Plan.

Draft Plan

Complementary use designation.

Submission

Delete or permit the development of a motor hotel.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain the property in the complementary use designation  
and permit a broader range of uses*

This would attain the pertinent Parkway Belt objectives.  
The specific type and extent of uses would be determined  
by the municipality in accordance with the Recommended  
Development Plan.

NORTHERN LINK (WOODBIDGE-MARKHAM)

32.	<u>WOODFIELD DEVELOPMENTS LTD.</u>	<u>SUBMISSION 209</u>
33.	<u>N. H. SOLMON</u>	<u>SUBMISSION 17</u>
34.	<u>H. G. ELLA</u>	<u>SUBMISSION 204</u>

Draft Plan

Acquire for public open space. A small portion of the Woodfield property is required for the electric transmission line.

Submission

Delete Solmon and Ella properties and tablelands of the Woodfield property.

Hearing Officers' Recommendation

Delete the three properties in total except that part of the Woodfield property required for the electric transmission line.

RECOMMENDATION OF TREASURER

*Acquire these properties for public open space and recreation purposes and the electric transmission line.*

This would secure the Parkway Belt goals and objectives, particularly the separation of urban areas and the provision of public open space.

Draft Plan

Acquire the southern half of the property for electric transmission line and future utilities strip and permit all complementary uses in the northern half.

Submission

Realign the electric transmission line and future utilities strip northwards and delete the remainder of the property.

Hearing Officers' Recommendation

Realign the electric transmission line northwards and release approximately 66 acres out of the total holding of 104 acres.

RECOMMENDATION OF TREASURER

*Accept recommended realignment, but delete approximately 52 rather than 66 acres.*

The relocation of the planned linear facilities and inclusion of a wooded creek valley as shown in the Recommended Development Plan permits the deletion of less land than recommended by the Hearing Officers. The additional lands are recommended for retention as complementary use.

36. BOND STREET INVESTMENTS LTD.,  
JAN-SIL PROPERTIES LTD. &  
CATHRU CORPORATION LTD.  
(MILANI AND MILANI)

SUBMISSION 178

Draft Plan

Acquire some of these lands including a small part of Uplands Golf Course for the electric transmission line and retain the rest of the golf course as a private use in the Public Use Area.

Submission

Delete the golf course portion of the total holding except the part required for the electric transmission line.

Hearing Officers' Recommendation

Delete all the lands including the golf course from Parkway Belt and relocate the electric transmission line northwards to avoid the properties.

RECOMMENDATION OF TREASURER

*Relocate transmission line northward, acquire much smaller Hydro requirements, redesignate the golf course as complementary use and permit additional open space and recreational uses. Accept deletions of most of the other lands.*

The retention of the golf course property secures the Parkway Belt objectives related to the provision of open space and recreation. Additional uses complementing the existing recreational use would be permitted in the Recommended Development Plan such as indoor and outdoor tennis, squash and gymnasium activity.

Draft Plan

Private open space in a Public Use Area.

Submission

Retain only the valley portion of golf course as complementary use or permit expansion of recreation uses.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain the golf course in Parkway Belt in a complementary use and permit additional open space and recreational uses.*

The retention of the golf course secures Parkway Belt's objectives related to the provision of open space and recreation.

Additional uses complementing the existing recreational use would be permitted in the Recommended Development Plan such as indoor and outdoor tennis, squash and gymnasium activity.



38.	<u>G. M. &amp; P. MACDONNELL</u>	<u>SUBMISSION 196</u>
39.	<u>J. R. GAINOR</u>	<u>SUBMISSION 235</u>
40.	<u>MR. &amp; MRS. A. G. LAING</u>	<u>SUBMISSION 184</u>
41.	<u>A. J. EVERETT</u>	<u>SUBMISSION 195</u>
42.	<u>R. &amp; B. MANSFIELD</u>	<u>SUBMISSION 197</u>

#### Draft Plan

Acquire back portions of these five properties for public open space and trails.

#### Submission

Relocate the Parkway Belt boundary slightly westwards leaving to the owners more of their Little Don River valley lands.

#### Hearing Officers' Recommendation

Delete.

#### RECOMMENDATION OF TREASURER

*Acquire only a small portion of the Macdonnell property located on the west side of the Little Don River for public open space and recreational purposes. Redesignate valley portions of all properties from public use to complementary use.*

This would secure the Parkway Belt objectives by providing for public open space on the west side of the Little Don River and provide visual and physical protection of the valley on the east side. The owners would retain their properties for uses other than structures.

Draft Plan

Acquire most of the Langstaff area for linear facilities and retain the remainder in complementary use.

Submission

Delete and relocate linear facilities north of Langstaff community.

Hearing Officers' Recommendation

Delete all lands south of Langstaff Road between Yonge Street and Bayview Avenue.

RECOMMENDATION OF TREASURER

*Delete from Parkway Belt the bulk of the Langstaff community except areas required for the future Highway 407 and its interchanges with Yonge Street and Bayview Avenue.*

The Recommended Development Plan deletes most of the Langstaff Community Area.

Two small areas are required to provide for the interchanges of Highway 407 with Yonge Street and Bayview Avenue and a satisfactory highway alignment. These two areas, however, are substantially publicly owned.

Draft Plan

Acquire part of the property for linear facilities and public open space and retain the remainder in complementary use restricted to agricultural uses only.

Submission

Broaden the range of permitted uses and delete a 17-acre area fronting on Bayview Avenue.

Hearing Officers' Recommendation

Permit all complementary uses on the parts that will not be acquired for linear facilities and public open space and delete the 17-acre parcel on Bayview Avenue.

RECOMMENDATION OF TREASURER

*Permit a broader range of complementary uses. Retain in the Plan and acquire the 17-acre parcel.*

This would attain the pertinent Parkway Belt objectives related to the separation of urban areas and provision of public open space and recreation.

The 17-acre parcel of tableland would serve to accommodate parking, picnicking, active recreation and other functions of the proposed public open space that could not be placed in the German Mills Creek valley.

45.	<u>SCHICKEDANZ DEVELOPMENTS LTD.</u>	<u>SUBMISSION 165</u>
46.	<u>NORTH SHERIDAN HOLDINGS</u>	<u>SUBMISSION 177</u>
47.	<u>S. B. MCLAUGHLIN ASSOCIATES LTD.</u>	<u>SUBMISSION 175</u>
48(a)	<u>COSTAIN ESTATES LTD. (WESTERLY PART)</u>	<u>SUBMISSION 191</u>
49(a)	<u>MILLER PAVING LTD. ET AL (SMALL PART)</u>	<u>SUBMISSION 182</u>

#### Draft Plan

Acquire for public open space the German Mills Creek valley lands of the first three properties and permit all complementary uses on their remainders and the Costain and Miller Paving properties.

#### Submission

All owners except Miller Paving requested deletion from Parkway Belt. In addition, North Sheridan Holdings requested broadening of complementary uses as an alternative.

#### Hearing Officers' Recommendation

Delete.

#### RECOMMENDATION OF TREASURER

*Retain properties in the complementary use designation and permit some urban development in accordance with the Recommended Development Plan.*

Retention of this area attains the pertinent Parkway Belt objectives. Some form of urban development that would retain most of the lands in an open space setting is permitted subject to the conditions set out in the Recommended Development Plan. This development will be in accordance with a comprehensive official plan amendment prepared by the local Municipality, consistent with the spirit of the Plan and in consultation with concerned Provincial Ministries.

Draft Plan

Acquire part for Hydro line and open space, retain the Don Mills Golf Course as private open space and permit all complementary uses on the remainder of the holding.

Submission

Permit landfill activity on most of the holding and industrial development south of Fourteenth Avenue east of Woodbine Avenue.

Hearing Officers' Recommendation

Change land use designation to permit a landfill site on the bulk of the holding and permit 25% lot-coverage industrial development south of Fourteenth Avenue and east of Woodbine.

RECOMMENDATION OF TREASURER

*Acquire lands for the electric transmission line, redesignate remaining lands to complementary use and permit a broader range of uses.*

Redesignation of public use to complementary use permits a landfill use if such a use is acceptable to all other approving authorities. A broadened range of complementary uses as set out in the Recommended Development Plan secures Parkway Belt objectives.

48(b)	<u>COSTAIN ESTATES LTD. (EASTERN PART)</u>	<u>SUBMISSION 191</u>
50.	<u>L. G. LEE</u>	<u>SUBMISSION 193</u>
51.	<u>A. N. SWANSON</u>	<u>SUBMISSION 160</u>
52.	<u>RICHENBACHER INVESTMENTS LTD.</u>	<u>SUBMISSION 161</u>

#### Draft Plan

Complementary use.

#### Submission

Acquire Costain and delete the others or allow industrial or residential development.

#### Hearing Officers' Recommendation

Delete.

#### RECOMMENDATION OF TREASURER

*Retain these lands in the complementary use designation and permit a broader range of uses.*

This would secure pertinent Parkway Belt objectives and at the same time permit some compatible uses. The specific type and extent of development is to be determined by the municipality in accordance with conditions set out in the Recommended Development Plan.



53.	<u>MACKSMITH HOLDINGS LTD. ET AL</u>	<u>SUBMISSION 194</u>
54.	<u>CONTINENTAL KITCHENS LTD.</u>	<u>SUBMISSION 159</u>
55.	<u>A. DEMETER, T. SAMU AND</u> <u>ESTATE OF A. DEMETER</u>	<u>SUBMISSION 192</u>

#### Draft Plan

Complementary use.

#### Submission

All owners requested deletion. Continental Kitchens requested a broader range of uses as an alternative.

#### Hearing Officers' Recommendation

Delete all properties together with other private properties between Highway 404 and electric transmission line east of Woodbine and north of Highway 407.

#### RECOMMENDATION OF TREASURER

*Retain these properties in Complementary Use and permit a broader range of uses.*

This would secure pertinent Parkway Belt objectives. The specific type and extent of development would be determined by the municipality in accordance with the Recommended Development Plan.

BURLINGTON-OAKVILLE MINI-BELT

56.	J. FRIEDMAN & DEERING CONSTRUCTION LTD.	SUBMISSION 112
57.	SHIPP CORPORATION APPLEWOOD LAND INVESTMENTS LTD. & 272392 ONTARIO LTD.	SUBMISSION 133
58.	LEE WILKINSON	SUBMISSION 85
59.	OLGA KOZAK & STEPHANIE RADJICK	SUBMISSION 227
60.	BUILDEVCO LTD.	SUBMISSION 140
61.	TOWN OF MILTON	SUBMISSION 70

Draft Plan

Complementary use designation.

Submission

Delete all properties.

Hearing Officers' Recommendation

Delete the six properties together with other lands between Highway 401 and Derry Road in Concession IV for a total of approximately 900 acres.

RECOMMENDATION OF TREASURER

*Retain the whole area as complementary use and  
allow a broader range of uses.*

Retention of this area attains pertinent Parkway Belt objectives. It would be contrary to the Toronto-Centred Region concept to design the Parkway Belt at Milton in a manner that would allow Milton's urban expansion on the scale recommended by the Hearing Officers. In addition, the development proposed in this area appears to be premature in light of newly proposed development elsewhere in Milton. The permitted range of uses would be subject to a review not later than 5 years from the approval of the Plan and could be reviewed sooner if Provincial policies and programs regarding Milton's growth are changed.

62.	<u>J. &amp; J. WILLMOTT</u>	<u>SUBMISSION 69</u>
63.	<u>D.B.F. HOLDINGS LTD. &amp; DEMRO HOLDINGS LTD.</u>	<u>SUBMISSION 105</u>

#### Draft Plan

Classify larger part as complementary use and a smaller part along the Oakville Creek as public open space for acquisition.

#### Submission

Delete.

#### Hearing Officers' Recommendation

Change the public open space designation to complementary use.

#### RECOMMENDATION OF TREASURER

*Acquire valley lands for public open space and trails  
and retain remaining property in Complementary Use.*

This would attain Parkway Belt objectives, including provision of public open space and trails. Acquisition of valley lands would provide a southerly extension of the existing and planned public open space system within the built-up area of Milton and permit planning of trails down the valley.

Draft Plan

Acquire all Bronte Creek valley and 25-foot wide strip of tableland on the west side of the valley rim for open space and trail connection between Lake Ontario and the Niagara Escarpment.

Submission

Delete the 25-foot strip of tableland to enable the company to expand. Leave in company hands, as complementary use, the lands from the westerly edge of Bronte Creek to the top of the bank.

Hearing Officers' Recommendation

Delete all lands west of Bronte Creek including the 25-foot strip of tableland.

RECOMMENDATION OF TREASURER

*Redesignate valley lands west of the creek and the 25-foot strip of tableland to complementary use.*

This would enable implementation of an open space and trail system within the easterly half of the valley and protect the westerly half visually and physically. The concern expressed by the submitter about the safety of both the public and oil installations is thus recognized.

Draft Plan

Acquire for public use all floodplain and steep slopes of the Bronte Creek Valley.

Submission

Acquire only floodplain lands of the Bronte Creek valley and leave the steep slope in private ownership.

Hearing Officers' Recommendation

Acquire only floodplain lands of the Bronte Creek Valley for public open space and delete steep slopes.

RECOMMENDATION OF TREASURER

*Redesignate the slope parts of the properties to complementary use and acquire only floodplains.*

This would secure the protection of the valley system and at the same time enable the owners to retain their properties as requested at the Hearing.

OAKVILLE-MISSISSAUGA MINI-BELT

66. LAKEPORT DEVELOPMENTS CO. LTD. &  
BURNHAMGATE CORPORATION LTD.

SUBMISSION 94

Draft Plan

Complementary use except for a small area to be acquired for electric transmission line.

Submission

Reduce Parkway Belt width by shifting the western mini-belt boundary to the westerly Joshua Creek valley rim, thereby deleting the west half of the submitters' lands.

Hearing Officers' Recommendation

Delete all the submitters' land west of relocated electric transmission line.

RECOMMENDATION OF TREASURER

*Delete part of the property, acquire a portion for the electric transmission line relocated according to the Recommended Development Plan and retain the remainder in the Complementary Use Area.*

The Parkway Belt design as shown in the Recommended Development Plan utilizes the Joshua Creek valley and a strip of tableland as the westerly Parkway Belt boundary. The strip would secure the physical and visual protection of the valley. The specific uses, size and locations of buildings and structures within this strip should be determined when a specific development is proposed in accordance with the Recommended Development Plan.



Draft Plan

Designate partially for the electric transmission line and Highway 403 - Queen Elizabeth Way Link and partially as complementary use.

Submission

Delete lands east of Highway 403 - Queen Elizabeth Way Link by relocating the electric transmission line westward.

Hearing Officers' Recommendation

Delete lands east of Highway 403 - Queen Elizabeth Way Link and relocate the electric transmission line west of the highway.

RECOMMENDATION OF TREASURER

*Accept the deletion except for a 100-foot buffer east of the Highway 403 - Queen Elizabeth Way Link.*

This would provide for a 100-foot buffer between the highway and future development to the east as shown in the Recommended Development Plan.

Draft Plan

Acquire for public open space.

Submission

Acquire immediately or delete.

Hearing Officers' Recommendation

Delete together with all adjoining lands proposed for the Joshua Creek Public Open Space Area.

RECOMMENDATION OF TREASURER

*Redesignate public open space to complementary use  
and permit a broader range of uses.*

This would permit some additional compatible uses in accordance with the Recommended Development Plan. ○

Draft Plan

Acquire for public open space.

Submission

Delete.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Delete more than half of the property and acquire  
the remainder for public open space and recreation.*

The retention of part of the property in the Parkway Belt, as shown in the Recommended Development Plan, would secure Parkway Belt objectives, including separation of urban areas, and the provision of the wooded areas for public open space and recreation uses.

Draft Plan

Acquire for public open space.

Submission

Delete.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain in public open space designation and acquire  
for public open space and recreation.*

Inclusion of this wooded property is required to secure the Parkway Belt objectives of separating two urban areas along a major transportation route (the Queen Elizabeth Way), provision of wooded areas for recreational purposes and the preservation of significant and attractive tree stands.

Draft Plan

Acquire for public open space.

Submission

Permit complementary low-intensity, low-profile industrial or institutional development instead of acquisition.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Redesignate this property from public open space to complementary use and permit additional uses as described in the Recommended Development Plan.*

Some development could be permitted in accordance with the conditions set out in the Recommended Development Plan. This is in accordance with one of the owner's requests placed at the Hearing.

Draft Plan

Acquire for public open space.

Submission

Delete or acquire immediately.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Retain for public open space and recreational purposes.*

This property has been acquired since the Hearing under the advance purchase policy.



Draft Plan

Acquire part for electric transmission line and the Queen Elizabeth Way - Ford Drive interchange and permit only existing, agricultural and public uses on the remaining complementary use portion.

Submission

Locate the electric transmission line east of Ford Drive, delete an area west of the existing electric transmission line and permit development based on 25% lot coverage on the remaining complementary use portion.

Hearing Officers' Recommendation

Locate electric transmission line east of Ford Drive and delete the Ford property.

RECOMMENDATION OF TREASURER

*Retain the property as shown in the Recommended Development Plan. Acquire a small part for the electric transmission line and designate the remainder as complementary use.*

This would secure pertinent Parkway Belt objectives; separation of two urban Areas along a major transportation route (The Queen Elizabeth Way), protection of natural features and provision for trails. However, if future requirements make it necessary to expand the uses of land immediately to the west, and such essential expansion cannot be reasonably accommodated on these lands, the Recommended Development Plan will permit such expansion within this Complementary Use Area subject to stringent design criteria.

Draft Plan

Acquire small part for the electric transmission line and designate the remainder as complementary use.

Submission

Delete as much as possible by realigning electric transmission line westwards.

Hearing Officers' Recommendation

Relocate the electric transmission line along the westerly boundary of the N.H.D. property and delete the remainder.

RECOMMENDATION OF TREASURER

*Redesignate from complementary use and acquire the total property for public use.*

This would secure pertinent Parkway Belt objectives, providing lands for the realigned electric transmission line, the Queen Elizabeth Way widening and its interchange with Ford Drive.

This would also ensure the provision of extensive buffers to reinforce separation between two urban areas and the protection of existing wooded areas.

Draft Plan

Acquire partially for the electric transmission line and designate another part as complementary use.

Submission

Realign the electric transmission line westwards and delete as much as possible.

Hearing Officers' Recommendation

Delete in total.

RECOMMENDATION OF TREASURER

*Delete the major part of the property except for a 100 foot buffer strip along the Queen Elizabeth Way.*

The electric transmission line as shown in the Recommended Development Plan allows for the deletion of most of the property. A strip of land along the Queen Elizabeth Way is retained for the provision of screening and landscaping.

Draft Plan

Acquire part for hydro facilities and designate balance as complementary use.

Submission

Delete

Hearing Officers' Recommendation

Delete

RECOMMENDATION OF TREASURER

*Retain and acquire part for electric transmission facilities, delete the southerly protion of the property and designate remainder as complementary use permitting some form of development.*

Retention of this area secures the pertinent Parkway Belt objectives. Some form of urban development that would retain most of the lands in an open space setting is permitted subject to the conditions set out in the Recommended Development Plan. The municipality should prepare a comprehensive official plan amendment and detailed plans in accordance with these conditions and in consultation with Provincial Ministries.

Draft Plan

Acquire for public open space the Joshua Creek valley and designate remainder as complementary use.

Submission

Delete.

Hearing Officers' Recommendation

Delete.

RECOMMENDATION OF TREASURER

*Acquire the Joshua Creek valley for public open space and recreational purposes. Designate the remainder as complementary use and permit some form of urban development.*

Retention of this area secures the pertinent Parkway Belt objectives. Some form of urban development that would retain most of the lands in an open space setting is permitted subject to the conditions set out in the Recommended Development Plan. The municipality should prepare a comprehensive official plan amendment and detailed plans in accordance with these conditions and in consultation with Provincial Ministries.







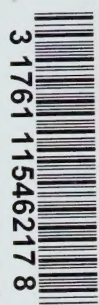












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